A.F.F.	ABOVE FINISH FLOOR	INFO.	INFORMATION	312 W Hyman Ave	
ADJ.	ADJUSTABLE	INSUL. IST	INSULATION	Powder Day Skiiing, LLC, Da	vid A Tarrab Mees
ALI.	ALIEKNALE	JS1. I I			
A.B.	ANCHUR BULIS	L.L. LONGINT	LIVE LOAD	312 W Hyman Ave Lots P+Q,	Block 46 Aspen CO 81611 USA/Pitkin County UG
		NIC	LUNGITUDINAL NOT IN CONTRACT		
AKCH.	ARCHITECTURAL	ΩC	NUT IN CONTRACT	PROJECT:	Renovation, Energy Upgrades and Historic Pres
<u>w</u>		OPP	ONCENTER	ADDRESS:	312 W Hyman Ave, Aspen, CO 81611
BM.	BEAM DOCKET	0/	OVER		·····
BM. PK1.	BEAM POCKET			COUNTY	Pitkin County
BKG.	BEAKING	PERE	PAINTED	DADCEL NUMDED	2725 124 64 006
BLK G.	BLUCKING	DI DICI.	PERFURATED	PARCEL NUMBER.	2/33-124-04-000
BUI.	BUITOM	IL. PIV	PLATE	PROJECT DESCRIPTION:	Interior Renovation and Energy Opgrades, IECC
B.F. DI DC	BUILDING	PROP LINE	PLY WOOD DRODEDTY I INE		
BLDG.	BUILDING	REINE	PROPERT I LINE DEINEODCEMENT	ZONING:	R6 Medium Density Residential
B.U.	BI UWNER CADNET	RDWD	REINFORCEMENT	CONSTRUCTION TYPE:	VB
CAB.	CABINET	REO'D		OCCUPANCY GROUP:	RESIDENTIAL
CLG.	CENTER LINE	REQD. RESII	REQUIRED DESUJENT	FIRE PROTECTION:	Non-sprinklered
CL.	CEDAMIC THE	RESIL. REV	KESILIEN I DEVICED	NUMBER OF STORIES:	TWO
C.I. CLD	CLEAD	S M	KEVISED SHEET METAL		
CLR.	CLEAR	SIM.	SHEET METAL	EI EVATION	100 = 7901.36'
COL.	COLUMN	S = O R S O E T	SIMILAK SOLADE FEFT	SITE	PS6 = 6000 SE
CONC.	CONCRETE	STL OK SQ. PT.	SQUARE FEET	SILE	$K50 = 0000 \ SF$
CONN.	CONNECTION	STD. STI			
CONT.	CONTINUOUS	STL.	STEEL	BUILDING	
DIL.		THK	STUDS	Currently Adopted COA I-Cod	es.
DBL.	DOUBLE	TIK. TIT	THICK	The client will conform with c	urrently adopted IECC (Assemblies and Fenestratio
DWL.	DOWEL	TEI. TE	TOLET	for Energy Efficiency on Earth	Day 2020.
E.W.	EACH WAY	Т.Г. Т.Р	TOP OF FOOTING		
ELEV. OK	ELEVATION	Т.Г. ТІ	TOP OF PLATE		
EL.	EXISTING	T.L. T.W	TOP OF LEDGE		
EXISI'G		TOT	TOP OF WALL	Snow-load: Up to 8000' Elevat	tion, Elevation is 7901.36'
EXI.	FINISHED FLOOR	TDI. TB	IUIAL TOWEL DAD	Building 100' as per Civil = 79	01.36', Garage = 7902.86'
F.F. ED	FLOOR DRAIN	T.D. TRANSV	TDANSVEDSE	Roof Duration $= 1.0$	
F.D.	FLOOR	TVP	IKANSVEKSE	Seismic Design Category $= B_0$	or C as per Figure R301 2 (2) As per soil design ca
FLK. FTC	FOUNDATION	UNO	I Y PICAL	Weathering probability for Con	acrete = Severe
FIG.	FOUNDATION	VIF	UNLESS NOTED OTHERWISE	Termite Infestation Probability	x = None to slight
FND.	GAUGE	VERT	VERIFY IN FIELD	Wind Snood = 115 mph (ultime	- None to singht
GA.	GLU-LAM	VENI. VWC	VERTICAL VINVL WALL COVERING	wind Speed -115 mph (uluma	ale design)
G.L.	GAR STUD	WC	VINYL WALL COVERING	wind Exposure = B or C, Sect	lon K301.2.1.4
G.W.B.	GAS STUB	WH	WATER CLOSET	Frost Depth = 36° , up to 8000°	Elevation
G.S.	HOSE BIB	W.II.	WATER HEATER	Ice Barrier Underlayment = Re	equired
HB.	HEIGHT	W.I.	WATER DECISION	Mean Annual Temp = variable	
HI.	HOOK	WIN	WAIEK KESISIANI	Insulation = as per Minimum F	R-Values per 2021 IECC, Table 402.1.1
HK.	HORIZONTAL	WIN.	WINDOW	As per State House Bill 09-109	91, CO alarms are required within 15 feet of all slee
HURIZ.	HYDRANI	WD	WITH	1	, I
HYD.		WD.	WOOD		
				Project summary as per Land U	Jse Code:
				1. The instance building and the	site remains key elements of the property and the l
				2 The new sector of the visual integrit	y of the instone property, and
				2. The new construction is refl	ecuve of the proportional patterns found in the histo
				openings, or the work removes	a later alterations and restores the historic building to
				significance; and	
				? The project is competible with	the the character of the neighborhood in which it is 1

3. The project is compatible with the character of the neighborhood in which it is located; and 4. Historic outbuildings site and landscape features are retained and stabilized and restored, as appropriate.

The project conforms to City of Aspen Chapter 26:

Title 26- Land Use Regulations Part 400- Development Permit as of Right

Part 500- Supplementary Regulations

1. CONTRACTOR TO COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.

2. CONTRACTOR TO REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND

CONFIRM THAT WORK IS BUILDABLE AS SHOWN. CONTRACTOR TO REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

3. FOR SUBSTITUTIONS, REFER TO THE SPECIFICATIONS.

4. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS, GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT

SITE PRIOR TO COMMENCING THE WORK.

5. MAINTAIN DIMENSIONS MARKED 'CLEAR'. ALLOW FOR THICKNESS OF FINISHES. 6. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES.

7. CONTRACTOR TO COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

8. EXCEPT WHERE SHOWN IN DIMENSIONAL DETAIL, THE LOCATIONS OF PLUMBING, MECHANICAL EQUIPMENT, DUCTS, PIPING AND FITTINGS ARE ONLY APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO APPROVAL BY THE ARCHITECT.

9. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BLOCKING, AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, FIXTURES AND PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT AND FURNISHINGS.

10. ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, AND GEOTECHNICAL INVESTIGATION AND PAVEMENT RECOMMENDATIONS.

11. SPECIFICATIONS, BOUND SEPARATELY, ARE PART OF THE CONTRACT DOCUMENTS. 12. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. IF

CONFLICT IS FOUND BETWEEN DRAWINGS, GENERAL NOTES AND SPECIFICATIONS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. 13. THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE

ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND

THE CONSULTING ENGINEERS' DRAWINGS THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE

BROUGHT TO THE ARCHITECT'S AND ENGINEERS' ATTENTION FOR CLARIFICATION PRIOR TO THE INSTALLATION OF SAID WORK.

14. GENERAL NOTES ARE NOT A SUBSTITUTE NOR A REPLACEMENT FOR THE PROJECT SPECIFICATIONS. THESE NOTES ARE INTENDED AS A GUIDE TO THE DESIGN AND/OR CONSTRUCTION REQUIREMENTS ESTABLISHED FOR THIS PROJECT.

15. NO CONTRACTOR SHOULD ATTEMPT TO BID OR CONSTRUCT ANY PORTION OF THE WORK WITHOUT CONSULTING THE PROJECT SPECIFICATIONS.

16. THE CONTRACTOR SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL TRADES

GB, City of Aspen

servation

C Compliance

on) and the updated land use code

ategory

eping rooms

new development does not

oric building's forms, materials and to its appearance during its period of





Relationship to the Neighborhood



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V2	Topographic Survey Plat
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C.006	Subbasins
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	Existing, HPC Approved, HPO Approved
ПЭ 114	Existing, HPC Approved, HPC Approved
□4 115	Existing, HPC Approved, HPC Approved
	Existing, HPC Approved, HPC Approved
	Architectural Site Dian
A101	Architectural Site Plan
A 102	Main Lovel Brancood Blan
A103	Second Level Proposed Flan
A 104	Second Level Floposed Fian
A 105	Noin Lovel Existing Plan
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A100	
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A200	Elevations Proposed
A201	Elevations Froposed
A202	Existing Elevations
A203	Carago Elevations
A204 A300	Building Sections
A300 A400	Interior Elevations
A400	
A401 A402	
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A403	
	Schedules
	Julieuules
	Assemblics & Mall Delalls
	Assemblies- Skylights, renestration
	Electrical Exterior
	Electrical Exterior
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Jeffrey H. Woodruff AIA, NCARB, LEED AP Cloud Hill Design, LLC Snowmass CO 81654 USA

INTEGRATED DESIGN TEAM Civil Grading and Drainage Jay Engstrom, P.E. Crystal River Civil, LLC Landscape Architect Jennifer M. Dolecki-Smith, RLA Escape Garden Design, LLC

Structural Engineer Brian Rossiter, P.E. bwr.pe

Contractor



312 W Hyman Ave 312 W Hyman Ave Lots P+Q,

Block 46 Aspen CO 81611 USA/ Pitkin County UGB, City of Aspen

312 W Hyman Ave Aspen CO 81611 USA

Powder Day Skiiing, LLC, David A Tarrab Mees

Account # R000145 Parcel ID # 273512464006

08/22/21 COA- HPO Site Visit

02/26/22 COA- HPC Conceptual I

04/27/22 COA- HPC Conceptual II

07/27/22 COA- HPC Final

10/12/22 COA- City Council Call Up

04/12/23 COA- HPC Substantial

06/28/23 COA- Permit Submittal

PROJECT NO: Project No. 116 MODEL FILE: 312_W_Hyman_12122023.pln DRAWN BY: Jeffrey H Woodruff COPYRIGHT:

SHEET TITLE

Cover Sheet

A001





IMPROVEMENT SURVEY PLAT

SECTION 12, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH PM COUNTY OF PITKIN, STATE OF COLORADO

SCALE: 1" = 8'

- E ELECTRICAL METER
- TELEPHONE PEDESTAL
- △ ELECTRIC PEDESTAL

LOTS P AND Q, BLOCK 46, CITY AND TOWNSITE OF ASPEN.

10.) THIS PROPERTY IS SUBJECT TO EXCEPTIONS AND RESERVATIONS AS SET FORTH IN THE ACT AUTHORIZING THE ISSUANCE OF THE PATENT FOR THE CITY AND TOWNSITE OF ASPEN, DATED JANUARY 29, 1897 AND RECORDED MARCH 1, 1897 IN BOOK 139 AT PAGE 216 AS RECEPTION NO. 060156

11.) THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIE UNDER AN ORDINANCE ACCEPTING A MAP ENTITLED "OFFICIAL MAP OF THE CITY OF ASPEN, PITKIN COUNTY, STATE OF COLORADO," AS THE OFFICIAL MAP OF THE CITY OF ASPEN: PROVIDING FOR DEDICATION OF ALL STREETS AND ALLEYS, EXCEPT SUCH STREETS AND ALLEYS HERETOFORE VACATED: AND PROVIDING FOR THE FILING OF SAID MAR FIELD NOTES, AND SUPPLEMENTAL PLATS WITH THE CLERK AND RECORDER FOR PITKIN COUNTY (ORDINANCE NO. 6, SERIES OF 1959) DATED NOVEMBER 16, 1959, AND RECORDED DECEMBER 18, 1959, AS

12.) THIS PROPERTY IS SUBJECT TO ANY AND ALL NOTES, EASEMENTS AND RECITALS AS DISCLOSED ON THE OFFICIAL MAP OF THE CITY OF ASPEN, RECORDED DECEMBER 16, 1959 AS RECEPTION NO. 109023

13.) THIS PROPERTY IS SUBJECT TO ANY AND ALL NOTES, EASEMENTS AND RECITALS AS DISCLOSED ON THE WILLETS MAP NOVEMBER 12, 1969 IN PLAT BOOK 4 AT PAGE 27 AS RECEPTION NO. 137902.

14.) THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER ORDINANCE NO. 45 (SERIES OF 2006) RECORDED MARCH 28, 2007, AS RECEPTION NO. 535861. HISTORIC

13.) THIS PROPERTY IS SUBJECT TO ANY AND ALL NOTES, ENCROACHMENTS, EASEMENTS AND RECITALS AS DISCLOSED ON THE IMPROVEMENT & TOPOGRAPHIC SURVEY PLAT DATED FEBRUARY 1, 2019, AND RECORDE JANUARY 29, 2020 IN PLAT BOOK 127 AT PAGE 40 AS RECEPTION NO. 662367, INCLUDING BUT NOT LIMITED TO THE GRAVEL DRIVEWAY AND WOOD RETAINING WALL ONTO LOT R.

16.) THIS PROPERTY IS SUBJECT TO ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY,

- 1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N75°09'11"W BETWEEN A FOUND NO. 5 REBARS AS
- 2. DATE OF FIELD SURVEY: JANUARY 15, 2019. AT THE TIME OF THE FIELD SURVEY THERE WAS 4"+ OF SNOW ON
- 3. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
- 4. THIS SURVEY IS BASED ON THE OFFICIAL MAP OF THE CITY OF ASPEN DATED DECEMBER 18, 1959 AS RECEPTION NO. 109043, THE PLAT OF RESUBDIVIDED LOTS K, L, M, N, O, BLOCK 46 RECORDED JANUARY 15, 1982 IN PLAT BOOK 12 AT PAGE 54 AND CORNERS FOUND IN PLACE AS SHOWN HEREON.
- 5. THIS IMPROVEMENT SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TRUE NORTH COLORADO, LLC, FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, TRUE NORTH COLORADO, LLC. RELIED UPON TITLE COMMITMENT NO. 20004656 ISSUED BY ATTORNEYS TITLE INSURANCE AGENCY OF ASPEN, LLC, EFFECTIVE DATE: APRIL 9, 2021.
- 6. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE OF RECORD SHOWN ON THE OFFICIAL MAP OF THE CITY OF ASPEN DATED

I, RODNEY P. KISER, HEREBY CERTIFY TO POWDERDAYSKIING, LLC, ATTORNEYS TITLE INSURANCE AGENCY OF ASPEN, LLC AND FIDELITY NATIONAL TITLE INSURANCE THAT THIS IS AN IMPROVEMENT SURVEY PLAT, AS DEFINED BY C.R.S. § 38-51-102(9) AND THAT IT IS A MONUMENTED LAND SURVEY SHOWING THE LOCATION OF ALL STRUCTURES, VISIBLE UTILITIES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, ANY CONFLICTING BOUNDARY EVIDENCE OR VISIBLE ENCROACHMENTS, AND ALL EASEMENTS, UNDERGROUND UTILITIES, AND TUNNELS DESCRIBED IN ATTORNEYS TITLE INSURANCE AGENCY OF ASPEN, LLC AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, CASE NO. 20004656, DATED: APRIL 9, 2021, OR OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAT.

REVISED: APRIL 13, 2021: UPDATED TITLE COMMITMENT AND CERTIFICATION. REVISED: JANUARY 30, 2019: UPDATED TITLE COMMITMENT AND CERTIFICATION.

CITY OF ASPEN IMPROVEMENT SURVEY PLAT LOTS P & Q - BLOCK 46 CITY OF ASPEN COUNTY OF PITKIN - STATE OF COLORADO



A LAND SURVEYING AND MAPPING COMPANY PO BOX 614 - 529 S. WILD HORSE DRIVE NEW CASTLE, COLORADO 81647 (970) 984-0474 www.truenorthcolorado.com

POIECT NO: 2010-104	DRAWN	
KOJECT NO. 2019-104	RPK	SHEET
ATE IANILARY 18 2010	SURVEYED	1 OF 1
711 L. JANOARI 10, 2019	LDV	



Sheet List Table						
Sheet Number	Sheet Title					
C.001	Title					
C.002	Existing Conditions					
C.003	Demolition Plan					
C.004	Grading Plan					
C.005	Basins					
C.006	Subbasins					
C.007	Drainage Layout					
C.008	Drainage Profiles					
C.009	Utility plan					
C.010	Erosion Control					
C.011	Details					

Design Notes

- 1. The design is based on the best available information. This includes but is not limited to site conditions, features and structures, and topographical information. Crystal River Civil is assuming no responsibility for the accuracy of site information.
- 2. If any discrepancies or inaccurate information is found within Crystal River Civils' documents, the affected work should be temporarily put on hold. Contact CRC to verify a solution and hold all work until the necessary alterations have been made.

3. No field changes are to occur without written approval of the engineer. If changes are requested and approved, Crystal River Civil will review the change and respond accordingly.

Construction Notes

- All work completed on this project must meet standards set by the project's jurisdictions. This includes but is not limited to HOA standards, city/town standards, county standards, and/or state standards.
- 2. The contractor is required to have a copy of current and approved construction plans. Any standards and specifications necessary for the work must be on site for the duration of the project as well.
- All work must be completed to horizontal and vertical information shown on the plans. If any changes have occurred, Crystal River Civil must verify the alterations prior to receiving approval of completion.
- 4. Construction staking of horizontal and vertical layout is the responsibility of the Contractor. If additional documents, site visits for verification, or alterations are necessary, Crystal River Civil can be hired for construction administration for additional services.
- 5. Property lines, monuments, benchmarks, survey control, and additional historic survey information cannot be removed and cannot be removed for construction. Disturbed survey items are the responsibility of the contractor and must be restored by a state of Colorado licensed land surveyor.
- 6. Work and storage areas must be maintained only onsite. Project construction in Right-Of-Ways, public space, and private property must be approved in writing by the necessary jurisdiction or individual.
- 7. Limits of disturbance, tree protection, and slope protection defined within the plans must be met. Disturbances outside of these extents may require alterations to the design and has implications that are the responsibility of the contractor. If damage shall occur outside of these areas, the site conditions shall be restored to their original state.
- 8. If applicable and a tree removal plan has been developed for the project, it is the responsibility of the contractor to meet the proposed conditions by the approved document. The contractor must not damage, trim, or remove trees and or bushes that are not approved for modification by the tree removal plan. Approval for proceeding with additional tree removal must be approved by Crystal River Civil, the landscape architect, the owner, and/or any stakeholders.
- 9. The Contractor is responsible for removal of waste created onsite from construction. Waste material that does not meet the requirements for cannot be used for backfilling on the project and must be exported from the site.
- 10. All materials requiring compaction must meet CDOT and/or ASTM Standards.
- 11. If traffic control is needed for the project, it is the responsibility of the contractor to obtain and implement an approved traffic control plan. Street access must be provided to the public within the Right-Of-Way Any obstruction to general traffic flow must be mitigated for. Pedestrian access must be always provided, and traffic entering and leaving the project site is to be observed by the contractor.
- 12. Dust mitigation must be provided by the contractor as necessary. Water shall be used as a dust palliative where and when required. Sweeping and cleaning streets and sidewalks during the construction will be directed by the affected jurisdictions and performed as necessary by the contractor.

Utility Notes

- 1. Utilities shown on these plans have been located and documented by the surveyor.
- 2. Existing utilities must be verified on the site prior to construction. The contractor must protect and maintain these existing utilities throughout construction. If any damages occur to existing utility lines, it is the responsibility of the contractor to coordinate with the utility provider replace and repair the utilities as necessary.
- 3. The contractor must notify the utility providers a minimum of 3 days prior to any work completed. Coordination with the utility providers is the responsibility of the contractor.
- 4. All utility work completed by the contractor must be installed as per the utility providers' standards and requirements. Inspections must be performed by utility providers as deemed necessary by the corresponding standards. It is the responsibility of the contractor to organize these inspections.
- 5. If any shallow utilities, including communication and telephone services and lines, are exposed, and temporarily altered for construction, the reinstallation of these utilities must conform with the utility providers standards.
- 6. Uncovered gas lines must be temporarily contained with 18 inches backfill to minimize exposure.
- 7. Stormwater infrastructure must pe protected by the contractor as shown in the Erosion Control Plan. During construction, additional stormwater management may be necessary during specific construction procedures and is the responsibility of the contractor.

<u>312 West Hyman</u> Aspen, Colorado 81611





Commun Concrete Easemer Edge of I Edge of V Fiber Op Flow Line Foundati Gas Line Gutter FI Major Co Minor Co Overhea Property Raw Wat Sanitary Storm Dr Telephor Undergro Water Lin Water Se Vicinity Map Not To Scale

	Abbreviations:
ASTM	American Society of Testing and Materials
Avg	Average
Bldg	Building
BM	Benchmark
BMP	Best Management Practices
BOW	Bottom of Wall
Con	Concrete
Demo	Demolition
Dia or Ø	Diameter
Dim	Dimension
El or Elev	Elevation
Ex	Existing
FFE	Finished Floor Elevation
FL	Flow Line
Ft	Foot or Feet
Gal	Gallons
Horiz	Horizontal
Нр	High Point
Inv	Invert
LF	Linear Feet
LP	Low Point
Max	Maximum
Min	Minimum
NTS	Not To Scale
Off	Offset
PC	Point of Horizontal Tangency
PCC	Point of Compound Curve
Perf	Perforated
PI	Point of Horizontal Tangency
Prop	Proposed
PVC	Polyvinyl Chloride Pipe
Q	Flow Rate
RCP	Reinforced Concrete Pipe
ROW	Right-Of-Way
SF	Square Feet
Sta	Station
SY	Square Yard
TD	Trench Drain
TOW	Top of Wall

	Leaend	
	Existing	Proposed
nications Line	xcxc	c c c
e / Sidewalk / Patio		
nt Line		
Pavement		
Gravel		
Water		
otic Line	XFO XFO	FO FO
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ion Drain		FD FD
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low Line / Break Line		
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ter Line	XRW XRW	RW RW
Sewer Line	xss xss	SS SS
rain Line		
ne Line	хтхт	TTTTT
ound Electric Line	XUE - XUE -	UE UE
ine		
ervice Line	XWS XWS	

Intervention 1101 Village Road, Unit UL-3C Carbondale, CO 81623 (970) 510 - 5312
312 West Hyman Aspen, Colorado 81611
SUORADO LICEACO SUORADO LICEACO 55942 BOSSIONAL ENGINE
Reviewed By JKE JKE
Drawn By VJT VJT
Date 07.27.2022 10.31.2023
Description HPC Submission Bermit Set Top #: 22.42 For Construction
Title
C.001 Of 11 Pages



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

IMPROVEMEN LOTS P & Q - BLOCK 46, C SECTION 12, TOWNSHIP 10 SC COUNTY OF PITK

PROPERTY DES

LOTS P AND Q, BLOCK 46, COUNTY OF PITKIN STATE OF COLORADO

SCHEDULE B PA

EXCEPTIONS 1 THROUGH 6 10.) THIS PROPERTY IS SUB ISSUANCE OF THE PATENT MARCH 1, 1897 IN BOOK 1

11.) THIS PROPERTY IS SUE UNDER AN ORDINANCE A OF COLORADO," AS THE C ALLEYS, EXCEPT SUCH STR FIELD NOTES, AND SUPPLE (ORDINANCE NO. 6, SERIES RECEPTION NO. 109043.

12.) THIS PROPERTY IS SUB OFFICIAL MAP OF THE CITY

13.) THIS PROPERTY IS SUE MAP NOVEMBER 12, 1969

14.) THIS PROPERTY IS SUE UNDER ORDINANCE NO. 4 DESIGNATION.

13.) THIS PROPERTY IS SUE DISCLOSED ON THE IMPRO JANUARY 29, 2020 IN PLAT GRAVEL DRIVEWAY AND V

16.) THIS PROPERTY IS SUE THROUGH OR UNDER SAII

SURVEY NOTES

- 1. BASIS OF BEARINGS FO SHOWN HEREON.
- 2. DATE OF FIELD SURVEY THE GROUND.
- 3. LINEAR UNITS USED TO
- 4. THIS SURVEY IS BASED NO. 109043, THE PLAT (BOOK 12 AT PAGE 54 A
- 5. THIS IMPROVEMENT SL FOR ALL INFORMATION COLORADO, LLC. RELIEI AGENCY OF ASPEN, LLC
- 6. BEARINGS AND DISTAN SHOWN IN PARENTHES NOVEMBER 16, 1959.

SURVEYOR'S C

I, RODNEY P. KISER, HEREBY AND FIDELITY NATIONAL TO 38-51-102(9) AND THAT IT UTILITIES, FENCES, HEDGES, OF SUCH PARCEL, ANY CON UNDERGROUND UTILITIES, FOR FIDELITY NATIONAL TO DATED: APRIL 9, 2021, OR CO

RODNEY P. KISER LICENSED PROFESSIONAL L COLORADO REGISTRATION

REVISED: APRIL 13, 2021: U REVISED: JANUARY 30, 2019



NT S CITY AN SOUTH, RAI KIN, STATI	URVE JD TOWNS NGE 85 WEST E OF COLORA	EY PLAT SITE OF ASPEN OF THE 6TH PM DO	Interventional and the second
LEGEND EELECTRICAL METERGGAS METERTELEPHONE PEDESTALAELECTRIC PEDESTALCATV PEDESTAL	 N ↓		
SCRIPTION:	0 4' 8'	16'	
, CITY AND TOWNSITE OF ASPEN.	SCALE: 1" -	- 8'	
PART II TITLE EXCE	PTIONS:		an 81611
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10-Year 1-Hour Onsite Peak Discharge Calculations								
Reintell dep@Pe(in)	0.771	Soil Class	8	intensity (infrr)	$1 = \frac{88.3P_1}{110 + T_2/1302}$	Discharge (MSec)	C=ClÅr	

Note: For basins with a flow length of less than SMI feet, a Time of Concentration is assumed at 5 minutes. These calculations are assuming a MPCS Hydrologic Sol Class 3. Paintal depth values dorived from NOAA.Albs 14 data, intensity equation has been derived from the Rapen area NDAA.Albs 14 EF Curve.

Desire showed Conditions

Basin	Total Area	Impervious Area	Percent Impensious	C Value	Time of Concentration	intensity	Peak Discharg
(Name)	A(1)	AR	A/4.(%)		T _c (min)	16700	Q, Treest
1	4833.00	0:00	0.00%	0.340	5	1,96	6.02
2	1735.00	0.00	0.30%	0.340	5	1.96	6.01

Domain and Constitutes

Developed c	Jeweic ped Canditions									
Basi	Total Area	Impervious Area	Percent Impervious	C Value	Time of Concentration	Intensity	Peak Discharge			
(Name	(A(Ť)	AR	A/4.(%)		T _e (min)	1(020)	Q ₁ (Trises)			
1	4633.00	2094.30	43.32%	0.380	5	3,96	017			
2	1735.00	340.00	19.82%	0.180	5	3.96	0.00			

100-Year 1-Hour Onsite Peak Discharge Calculations								
Reinfall depth, P ₂ (in)	1.23	SailClass	а	Intensity (inth)	$1 = \frac{888R_1}{(10 + T_0)^{102}}$	Discharge (R ¹ /Sec)	C=CIA;	
Note: For basine with a field	wiergth d'i	ess than 500 leet, a Tim	e d'Concentratio	n is assumed at S-minutes. Th	ese calculations are assur-	ning a NRCS Hydrologic Soll Clar	m 8.	

Fainfall depth volues conved from HOAA Albs 14 cets, intensity equation has been derived from the Aspen area 504A Albs 14 DF Curve.

Precieveloped Conditions

Basin	Total Area	Impensious Area	Percent Impervious	C Value	Time of Concentration	interesty.	Peak Discharge
(Neme)	A(0)	AR	A(4(%)		T _c (min)	L(in/tr)	ရ က်ဆား
1	4833.00	0.00	0.00%	0.408	5	5.33	8.30
2	1735.00	0:00	0.00%	0.428	5	5.33	E.11

Developed Conditions

Basin	Total Area	Impervious Area	Percent Impervious	C Value	Time of Concentration	Intensity	Peak Discharge				
(Name	Atto	AR	AA(S)		T _c (min)	l (inhr)	Q. (Traci				
1	4633.00	2094-00	43.30%	0.818	5	5.35	8.43				
2	1735.00	340.00	19.50%	0.588	5	5.33	8.13				

	Full Detention Storage									
Basin	Point of Concentration	Total Area	Impervious Area	Impervious	Full Detention Depth	Factor of Safety	Full Detention Storage			
(Name)	(name)	(ft ²)	(ft ²)	(%)	(in)	(FOS)	(ft ³)			
1	Drywell 1	4833.00	2094.00	43.33%	1.23	1	215			
2	Drywell 2	1735.00	340.00	19.60%	1.23	1	35			

Storage Calculation - Drywells								
Internal C	apacity, V _i (ft ³)	$V_i = h\pi (\frac{d}{2})^2$	External Cap	acity,V _e (ft ³)	$V_{e} = h_{g}(\pi(\frac{d+1.5}{2})^{2} - \pi(\frac{d}{2})^{2})$		Combined Capacity, V (ft ³)	$V = V_i + V_e$
Drywell Name	Associated Basin	Drywell Diameter	Storage Height	Gravel Height	Internal Capacity	External Capacity	Combined Capacity	Calculated Volume Necessary
(Name)	(Name)	d (ft)	h (ft)	h _{g (} ft)	V_i (ft ³)	V_{e} (ft ³)	V (ft ³)	(ft ³)
Α	1	5	8	6	157.08	81.29	238.37	214.64
В	2	4	10	4	125.66	44.77	170.43	34.85



Exist Drywell 2 P.O.C. Basin 2 Exist. 4' Dia. Precast Conc. Drywell 10' Depth, 4' Perf. Section







			Basin F	low Rate Calculation	IS		
Rainfall depth, P ₁ (in)	1.23	Soil Class	в	intensity (in/hr)	$1 = \frac{3883P_1}{(10 + T_d)^{1.052}}$	Discharge (# ¹ /Sec)	D-CR,

Developed Conditions

Sub Basin	Total Area	Impervices Area	Percent Impervious	C Value	Time of Concentration	intensity	Flow Bate
(Name)	$A_1(\mathbf{x}')$	A (T)	A/Ar(%)	C (From Table)	$T_{n}(mz)$	i (infinți	C _a (Tisec)
1.1	1496-00	0.00	0.00%	0.43	5	5.33	0.09
12	639-00	E58.00	100.00%	0.89	5	5.33	0.35
13	400.00	15.00	3,79%	0.44	5	5.53	0.03
1.4	507.00	0.00	0.00%	0.43	5	8.33	0.33
1.5	227.00	217.00	100.00%	0.55	5	5.33	0.35
15	381.00	233.00	79.38%	0.78	5	6.33	0.33
17	263.00	263.00	100.00%	0.89	5	5.33	0.23
13	355-00	\$2.00	14.85%	0.47	5	8.33	0.32
19	675.00	675.00	100.00%	0.89	5	5.33	0.35
2.1	145.00	145.00	100.00%	0.89	5	5.33	0.02
2.2	1590.00	195.00	12.28%	0.43	5	6.33	0.11

	City of Aspen Pipe Capacity Calculations										
Pipe	Sectional Area (ft ²)	$A_p = \pi \left(\frac{D_p}{2}\right)^2$	Mir	n. Pipe Diameter, Eq. 4-31 (ft)	$D_{qg} = \left(\frac{nQ_{g}}{k\sqrt{s}}\right)^{2/2}$	Mannings Equation (ft ³ /s)	$Q_r = \left(\frac{1.69}{n}\right) h_p \left(\frac{D_p}{48}\right)^{2/3} \sqrt{5}$	Mannin	g Coefficient, n	0.01	
Note: Pipe I	Flow Rate (Q_p) is the summ	nation of the flow ra	tes from	the the collected sub ba	asins through each pipe, o	× 0,					
Pipe	Collected Sub Basins	Pipe Flow Rate	Slope	Min. Pipe Diameter	Prop. Pipe Diameter	Pipe Max Flow Rate	Percent of Capacity	db	Flow Depth	Pipe Depth Percent	
(Name)	(14)	Q _a (t ² /sec)	\$ (%)	D _m (in)	D _g (in)	Q; (17/15)	Q ₂ /Q ₂ (%)	(Charf)	d	(%)	
At	1.1	0.09	1.00%	2.8	4	0.248	37%	0.39	1.56	39%	
A2	1.1	0.09	1.00%	2.8	- 4	0.248	37%	0.39	1.96	39%	
A3	1.1	0.09	1.00%	2.8	4	0.248	37%	0.39	1.56	39%	
M	1.2	0.08	1.00%	27	4	0.248	33%	0.36	1.44	36%	
A6	1.1-1.3	0.20	1.00%	3.7	4	0.248	80%	0.74	2.96	74%	
M	1.1-1.3	0.20	1.00%	3.7	4	0.248	80%	0.74	2.96	74%	
AT	1.1-1.4	0.23	1.00%	3.9	6	0.731	32%	0.35	2.10	35%	
Aß	1.1-1.4	0.23	1.00%	3.9	6	0.731	32%	0.35	2.10	35%	
10	1.1-1.4.1.8-1.9	0.34	1.00%	4.5	6	0.731	47%	0.47	2.82	47%	
81	1.5	0.03	2.00%	1.6	4	0.351	8%	0.13	0.52	13%	
B2	1.5	0.03	2.00%	1.6	4	0.351	8%	0.13	0.52	13%	
C1	1.6	0.03	5.00%	1.4	4	0.555	6%	0.10	0.40	10%	
C2	1.6	0.03	5.00%	1.4	4	0.555	6%	0.10	0.40	10%	
C3	1.7	0.03	5.00%	1.4	4	0.555	6%	0.11	0.44	11%	
C4	1.6-1.7	0.07	5.00%	1.8	4	0.555	12%	0.17	0.68	17%	
C5	1.6-1.7	0.07	5.00%	1.8	4	0.555	12%	0.17	0.68	17%	
CS	1.6-1.7	0.07	5.00%	1.8	4	0.555	12%	0.17	0.68	17%	
D1	1.8	0.02	2.00%	1.5	4	0.351	7%	0.12	0.48	12%	
D2	1.9	0.09	2.00%	2.4	4	0.351	25%	0.29	1.16	29%	
D3	1.8-1.9	0.11	2.00%	2.6	4	0.351	32%	0.35	1.40	35%	
D4	1.8-1.9	0.11	2.00%	2.6	4	0.351	32%	0.35	1.40	35%	
E1 (Exist)	2.1	0.02	2.00%	1.3	4	0.351	5%	0.10	0.40	10%	
E2 (Exist)	2.1	0.02	2.00%	1.3	4	0.351	5%	0.10	0.40	10%	
E3 (Exist)	2.1	0.02	2.00%	1.3	4	0.351	5%	0.10	0.40	10%	
E4	2.2	0.11	2.00%	2.6	4	0.351	31%	0.34	1.36	34%	

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C3-Pipe		902
C4-Benc 4" 45° PVC Benc		
Sta:30+13.25, Off:0.00) I	
C5-Bend		
4" 45° PVC Bend Sta:30+20.99, Off:0.00		
B1-Downspout 4" PVC Downspout Tie In-		
Sta:20+02.00, Off:0.00 Start Storm System B		
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B2-Bend 4" 22.5° PVC Bend–		
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	l i	
A6-Bend 4" 45° PVC Bend—		
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A5-Inlet 8 Inch Inlet—		
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8 Inch Inlet Sta:10+02.00, Off:0.00		

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		l	_ine Table	
Line	Bearing	Length	Start Point (N,E)	End Point (N,E)
L1	N36°52'38"E	6.41'	14949.83,14883.18	14954.95,14887.02
L2	N8°07'22"W	31.48'	14954.95,14887.02	14986.11,14882.58
L3	N36°52'38"E	5.65'	14986.11,14882.58	14990.63,14885.97
L4	N81°52'38"E	25.47'	14990.63,14885.97	14994.23,14911.18
L5	N40°45'07"E	14.44'	14994.23,14911.18	15005.17,14920.61
L6	S75°21'01"E	22.00'	15004.61,14878.33	14999.05,14899.62
L7	N82°29'52"E	22.88'	14999.05,14899.62	15002.04,14922.30
L8	S15°10'22"W	13.25'	15022.41,14911.25	15009.63,14907.78
L9	S29°49'38"E	7.71'	15009.63,14907.78	15002.94,14911.62
L10	S74°49'38"E	10.94'	15002.94,14911.62	15000.07,14922.17
L11	N49°14'53"W	11.26'	14976.68,14924.21	14984.03,14915.69
L12	N4°14'53"W	15.55'	14984.03,14915.69	14999.54,14914.53
L13	S8°12'01"E	3.48'	14954.07,14923.15	14950.62,14923.65
L14	S36°44'32"W	3.99'	14950.62,14923.65	14947.43,14921.27
L15	S81°52'38"W	4.64'	14947.43,14921.27	14946.77,14916.67
L16	S31°37'06"W	13.04'	14946.77,14916.67	14935.67,14909.83



N F M-Drawing Scale 10 Units (Feet) 1" = 5'

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> Job #: 22.42 For Construction

Drainage Layout

C.007

Of 11 Pages





Begin Gas Service Relocation. — Coordinate With Black Hills Energy Prior To Construction.

> Install Sewer Service – Two Way Cleanout

Relocated Gas Service – ± 53 L.F.

Relocated Sanitary Sewer Service. — 4" SDR-26 PVC Sloped At Min. 2.0% To Connection.

Install Two Way Cleanout — Within 5' Of Structure Gas Meter To Be Relocated To The — Exterior Of The Proposed Addition



















312 West Hyman Avenue **Drainage Report**



Prepared By: Jay Engstrom, P.E Crystal River Civil, LLC Carbondale, CO 81623 Jay@crystalrivercivil.com (970) 510-5312





1.2 Proposed Conditions

The proposed conditions at 312 West Hyman Ave. include the remodel of the existing residence on the parcel, a small addition off the rear of the structure, and the addition of a detached garage located at the northwester property corner, accessed via the gravel alley. The project is considered a "Major Project" per Table 1.1 of the City of Aspen Urban Runoff Management Plan, or URMP. The parcel is zoned for residential use and will not require a change in land use or zoning.

A series of patios and walkways are proposed around the property. The majority of these patios are pervious, and a thorough planting plan is proposed for landscaping the existing site. The existing driveway in front of the residence will be removed and replaced with landscaping and concrete driving strips to minimize visual impacts. A patio and a spa are proposed on the east side of the residence. Access to the proposed garage will be from the alleyway, which a gravel drive will extend from the alleyway.

The water service, communications, and electric services will all remain and are not impacted by the proposed conditions. The sewer service will be realigned to go around the proposed garage, as well as the gas service. The existing boxes on the residence will have to be relocated onto the proposed addition during construction, as they are located where the addition is occurring.

The proposed design also includes the construction of a drainage system that will manage all stormwater on the site. As required for designated "Major Projects", the site requires a stormwater design that meets the requirements of the URMP. This includes conveyance of major flows as well as detention to eliminate additional flow rates from the development. The roof structure will collect runoff through roof drains and gutters with downspouts. The roof area will tie into the surrounding storm system. Several inlets located around the residences will collect any runoff from landscaped areas. The garage access runoff is collected through an inlet located just downhill. The majority of this runoff is conveyed to an onsite drywell located to the northeast of the residence within a patio. An existing drywell will be utilized to collect the runoff from the deck on the south of the residence as it did previously. An additional inlet will be added next to the existing drywell to mitigate the stormwater from the concrete driving strips in front of the residence. Due to the site constraints, the drywells were verified to fully detain all runoff from the impervious areas from the development, since there is no overflow path available.

Currently there are no known studies performed on or around the site. The project is not within a mudflow area defined within the URMP. Given that the proposed project is capturing and treating all stormwater from impervious areas for full detention, the project will not impact downstream properties, Right-Of-Ways, or stormwater systems.

2.0 Drainage Basins and Subbasins

2.1 Onsite Drainage Basins

The site has been analyzed as two drainage basins that contain the entirety of the proposed development. The point of concentration for the basins will be the proposed drywell as well as the existing driveway.

Crystal River Civil LLC

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Crystal River Civil LLC

970.510.5312

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Basin 1 is proposed as 4,833 square feet and is 43% impervious. This area includes existing and proposed roof areas, the proposed garage and access, patios, spa, and the pervious walkways surrounding the residence. The basin is collected by downspouts from the roof structure and several inlets surrounding the residence. All stormwater is conveyed to Drywell 1. Drywell 1 has been sized to have enough capacity for the full detention volume for the impervious areas collected. It has a storage depth of eight feet (10.5 feet rim to sump depth) and a six-foot perforated section.

Basin 2 is an existing system with some minor alterations and is 1,735 square feet and 20% impervious. The deck on the south side of the residence currently drains into a four foot diameter drywell ten feet deep, which for this analysis has been labeled Drywell 2. In addition to the existing drainage, an inlet is being added to collect drainage off the front landscaped area and concrete driving strips. This basin was analyzed to verify that the existing system has capacity for full detention of a 100-year. 1-hour storm event.

2.2 Offsite Drainage Basins

No offsite drainage basins impact the proposed development. No offsite drainage analysis is included within this report.

3.0 Low Impact Site Design

Low Impact Development (LID) aims to mimic the natural pre-development hydrologic patterns. The goal is to manage storm water as close to its source as is possible. The captured onsite basin is 37% impervious.

3.1 Principles

Principle 1: Consider storm water quality needs early in the design process.

The design team coordinated throughout the schematic design phase to minimize the impacts to the site, while effectively designing a stormwater system that meets requirements and needs. It was understood that the footprint of the building, existing trees, and the historic relevance was going to drive the design to minimize at-grade infrastructure and site disturbance.

Principle 2: Use the entire site when planning for storm water quality treatment.

Given the existing conditions, minimal space could be utilized for stormwater collection and treatment. Because of this, a drywell was proposed in a location with the least impact to the existing structure and the trees. Patios are proposed as pervious, and areas are sloped to sheetflow through landscaped areas into inlets to allow for a treatment train prior to entering the storm networks.

Principle 3: Avoid unnecessary impervious area.

The proposed hardscaping is kept at a minimum to reduce impervious areas. Sand set sandstone pavers were utilized to promote infiltration into the ground in most areas. All areas outside of the foundation footprint are pervious, excluding the driveway and the patio next to the spa.

Principle 4: Reduce runoff rates and volumes to more closely match natural conditions.

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1.0 General Information

1.1 Existing Conditions other residential developments.



The property is currently developed with a single-family residence with well-established trees and landscaping features surrounding the structure. An at grade, flagstone patio is located at the western face of the structure. A wood deck is located at the upper level to the south, looking towards West Hyman Ave. The topography of the site is relatively flat, with the house being located at a subtle low point of the parcel. The driveway access point is located off West Hyman Ave and connects onto the property at an angle that cuts through the neighbor's property. This is a short, gravel driveway that accesses the existing garage within the structure.

Hyman Avenue.

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All runoff from impervious surfaces on the property is collected and conveyed to drywells, which have been sized for 100-year storm event full detention volume. The proposed onsite detention ultimately reduces the amount of drainage flows into the Right-of-Way and encourages high rates of infiltration.

A new drywell is proposed onsite, which is designed to capture and treat stormwater for the entire site. This drywell has been sized for full detention of a 100-year 1-hour storm event, which will eliminate any flooding impacts in Aspen that would be generated from this site. The existing stormwater detention structures are to be utilized after inspection.

environment.

The proposed stormwater system is designed to be treated onsite and will reduce the runoff into the public Right-of-Way system. This will minimize ice buildup in the alleyway and impacts of stormwater on neighboring residences from the existing residence. The design allows for more than adequate drainage while having minimal visual impacts. Full detention of the stormwater increases the infiltration amount, which has a positive impact on groundwater.

Principle 7: Use treatment train approach.

The design proposes patios to release into landscaping to allow treatment prior to entering the storm system in multiple areas on the site. Sumps are proposed for the inlets in the pipe network to ensure treatment throughout the system. The filtration system within the dual chamber drywell allows for an additional treatment level prior to infiltration.

Inlets, piping, and the drywells will be vacuumed or flushed periodically, as specified in the maintenance section of this drainage report, to maintain adequate flows as designed. The designed system includes cleanouts at roof drain connections and downspouts, simplified collection systems that minimize maintenance, and easy access to the whole system. The dual chamber drywell minimizes clogging and allows for maintenance of the system for longevity.

The proposed design for driveway and walkways allows for adequate drainage and reduces ice buildup and dangerous conditions. Walkways and stairways are pitched at recommended slopes and within building code thresholds to allow for safe circulation within the property. Grading has been kept to a minimum and retainage has been minimized. Transitions into existing conditions are smooth and natural. Full detention of stormwater minimizes the impacts of runoff onto streets and alleyways, minimizing erosion, road damage, and icy conditions.



The property being discussed in this drainage report is addressed at 312 West Hyman Avenue, Aspen, Colorado 81611. The site is located within the City of Aspen in the area known as the "West End" near Main Street. It is documented as parcel # 273512464006 and is described as City and Townsite of Aspen Block: 46 Lot: P and Lot: Q. The property is in the middle of the West Hyman Avenue block, between South 2nd Street and South 3rd Street, and is surrounded by

312 West Hyman Avenue Vicinity Map

The majority of the existing utility infrastructure is found in the alleyway at the northern property line. Services for sanitary sewer and gas extend directly north. An electric transformer and communications pedestals are located at the northeast corner of the parcel, which services to the property tie into. Water service to the property is located to the south, with a tap under the West

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Principle 5: Integrate storm water quality management and flood control.

Principle 6: Develop storm water quality facilities that enhance the site, the community, and the

Principle 8: Design sustainable facilities that can be safely maintained.

Principle 9: Design and maintain facilities with public safety in mind.

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Contractor



Block 46 Aspen CO 81611 USA/ Pitkin County UGB, City of Aspen

312 W Hyman Ave Aspen CO 81611 USA

Powder Day Skiiing, LLC, David A Tarrab Mees

Account # R000145 Parcel ID # 273512464006

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4.0 Hydrologic Criteria

4.1 Runoff Calculation Method

Calculations and analyses defined in Chapter 2 and Chapter 3 of the URMP were used to define the runoff from the basins on the property. The property is classified as a "Sub-urban area not served by public storm sewer." Pre-developed and developed runoff rates were determined for both the 10-year, 1-hour and the 100-year, 1-hour storm events for capacity designs as required by this classification. The basins defined for the project can be seen on the basins sheet of the civil set.

The peak discharge shown in this analysis uses the Rational Method, as described in section 3.4 of the URMP. This requires several variables to be determined, including values for intensity, the runoff coefficient, and basin area. Using the rainfall depths from Table 2-2 and the basin time of concentration in conjunction with Equation 2-1, the rainfall intensity for the basins can be calculated. The rainfall intensity equation shown in the URMP is a direct correlation of the Aspen area Intensity Duration Frequency Curve derived from the NOAA Atlas 14 database. As stated within the URMP, the time of concentration can be no less than 5 minutes for the calculations to be effective. Due to the size of the basins on the site, the time of concentration within the basins is less than 5 minutes. The runoff coefficient for each basin was established using the percent impervious of the basin and the soil type in combination with the most up-to-date values as presented in the Mile High Flood District Drainage Design Values for the specified soil type in the area. For this project, an NRCS Soil Classification of B was utilized.

4.2 Basin Analysis

The tables below summarize the calculations that were performed on the basins using the methods described in Section 4.1 of this report.

10-Year 1-Hour Onsite Peak Discharge Calculations									
Rainfall depth, P ₁ (in) 0.771	Soil Class	В	Intensity (in/hr)	$I = \frac{88.8P_1}{(10 + T_d)^{1.052}}$	Discharge (ft ³ /Sec)	Q=CIA _t		
Note: For basins with a flow length of less than 500 feet, a Time of Concentration is assumed at 5 minutes. These calculations are assuming a NRCS Hydrologic Soil Class B.									
Rainfall depth values de	rived from NO	AA Atlas 14 data. Inte	nsity equation has been	derived from the Aspen ar	rea NOAA Atlas 14 IDF Curve				
Predeveloped Cond	itions								
Basin	Total Area	Impervious Area	Percent Impervious	C Value	Time of Concentration	Intensity	Peak Discharge		
(Name)	A_t (ft ²)	A _i (ft ²)	A;/At (%)		T _c (min)	l (in/hr)	Q _p (ft ³ /sec)		
1	4833.00	0.00	0.00%	0.040	5	3.96	0.02		
2	1735.00	0.00	0.00%	0.040	5	3.96	0.01		
Developed Condition	ns								
Basin	Total Area	Impervious Area	Percent Impervious	C Value	Time of Concentration	Intensity	Peak Discharge		
(Name)	A_t (ft ²)	$A_i(ft^2)$	A;/At (%)		T _c (min)	l (in/hr)	Q _d (ft ³ /sec)		
1	4833.00	2094.00	43.33%	0.380	5	3.96	0.17		
2	1735.00	340.00	19.60%	0.180	5	3.96	0.03		

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pipe. All these ratio values are derived from the Manning's Equation for partially full pipes. The equations in Section 4.8.4 were used as the basis for these calculations. As specified in the URMP, each pipe was confirmed to be less than 80% full for the 100-year, 1-hour storm event. Design charts giving Q_{design} / Q_{full} were downloaded from FHWA and the equations in Section 4.8.4 were used as the basis for these calculations. Calculated pipe sizes and depth of flow for onsite pipes are shown below.

City of Aspen Pipe Capacity Calculations

Pipe	Pipe Sectional Area (ft ²) $A_p = \pi \left(\frac{D_p}{2}\right)^2$ Min. Pipe Diameter, Eq. 4-31 (ft)		$D_{\rm m} = \left(\frac{nQ_{\rm p}}{k\sqrt{s}}\right)^{3/8}$	$\begin{array}{c} \mbox{Mannings Equation} \\ \mbox{(ft^3/s)} \end{array} Q_c = \left(\frac{1.49}{n}\right) A_p \left(\frac{D_p}{48}\right)^{2/3} \sqrt{S} \end{array}$		Manning Coefficient,		0.01		
Note: Pipe	Flow Rate (Q _p) is the sumn	nation of the flow ra	tes from	the the collected sub ba	asins through each pipe, o	or Q _s .				
Pipe	Collected Sub Basins	Pipe Flow Rate	Slope	Min. Pipe Diameter	Prop. Pipe Diameter	Pipe Max Flow Rate	Percent of Capacity	d/D	Flow Depth	Pipe Depth Percent
(Name)	(#)	Q _p (ft ³ /sec)	S (%)	D _m (in)	D _p (in)	Q _c (ft ³ /s)	Q _p /Q _c (%)	(Chart)	d	(%)
A1	1.1	0.09	1.00%	2.8	4	0.248	37%	0.39	1.56	39%
A2	1.1	0.09	1.00%	2.8	4	0.248	37%	0.39	1.56	39%
A3	1.1	0.09	1.00%	2.8	4	0.248	37%	0.39	1.56	39%
A4	1.2	0.08	1.00%	2.7	4	0.248	33%	0.36	1.44	36%
A5	1.1-1.3	0.20	1.00%	3.7	4	0.248	80%	0.74	2.96	74%
A6	1.1-1.3	0.20	1.00%	3.7	4	0.248	80%	0.74	2.96	74%
A7	1.1-1.4	0.23	1.00%	3.9	6	0.731	32%	0.35	2.10	35%
A8	1.1-1.4	0.23	1.00%	3.9	6	0.731	32%	0.35	2.10	35%
A9	1.1-1.4, 1.8-1.9	0.34	1.00%	4.5	6	0.731	47%	0.47	2.82	47%
B1	1.5	0.03	2.00%	1.6	4	0.351	8%	0.13	0.52	13%
B2	1.5	0.03	2.00%	1.6	4	0.351	8%	0.13	0.52	13%
C1	1.6	0.03	5.00%	1.4	4	0.555	6%	0.10	0.40	10%
C2	1.6	0.03	5.00%	1.4	4	0.555	6%	0.10	0.40	10%
C3	1.7	0.03	5.00%	1.4	4	0.555	6%	0.11	0.44	11%
C4	1.6-1.7	0.07	5.00%	1.8	4	0.555	12%	0.17	0.68	17%
C5	1.6-1.7	0.07	5.00%	1.8	4	0.555	12%	0.17	0.68	17%
C6	1.6-1.7	0.07	5.00%	1.8	4	0.555	12%	0.17	0.68	17%
D1	1.8	0.02	2.00%	1.5	4	0.351	7%	0.12	0.48	12%
D2	1.9	0.09	2.00%	2.4	4	0.351	25%	0.29	1.16	29%
D3	1.8-1.9	0.11	2.00%	2.6	4	0.351	32%	0.35	1.40	35%
D4	1.8-1.9	0.11	2.00%	2.6	4	0.351	32%	0.35	1.40	35%
E1 (Exist)	2.1	0.02	2.00%	1.3	4	0.351	5%	0.10	0.40	10%
E2 (Exist)	2.1	0.02	2.00%	1.3	4	0.351	5%	0.10	0.40	10%
E3 (Exist)	2.1	0.02	2.00%	1.3	4	0.351	5%	0.10	0.40	10%
E4	2.2	0.11	2.00%	2.6	4	0.351	31%	0.34	1.36	34%

6.0 Proposed Facilities

6.1 Drywells

The proposed dual chamber drywell meets the requirements of the URMP. The sizing of the drywell is determined using the capacity calculations summarized in Section 4.4 of this drainage report. Below is a summary showing the drywell dimensions to verify it has capacity. The chamber divider, conical section, and sloped manhole lid were not included in these dimensions, which is why the proposed drywells exceed the storage depth shown in the calculations. Also shown in this table is Drywell 2, which is an existing drywell that is being verified to have capacity for the proposed conditions.

	Storage Calculation - Drywells									
Internal C	apacity, V _i (ft ³)	$V_i = h\pi (\frac{d}{2})^2$ External Capa				External Capacity, V _e (ft ³)		Combined Capacity, V (ft ³)	$V = V_i + V_e$	
Drywell Name	Associated Basin	Drywell Diameter	Storage Height	Gravel Height	Internal Capacity	External Capacity	Combined Capacity	Calculated Volume Necessary		
(Name)	(Name)	d (ft)	h (ft)	h _{g (} ft)	V _i (ft ³)	V _e (ft ³)	V (ft ³)	(ft ³)		
A	1	5	8	6	157.08	81.29	238.37	214.64		
В	2	4	10	4	125.66	44.77	170.43	34.85		

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	100-Year 1-Hour Onsite Peak Discharge Calculations									
Rainfall depth, P ₁ (in)	1.23	Soil Class	В	Intensity (in/hr)	$I = \frac{88.8P_1}{(10 + T_d)^{1.052}}$	Discharge (ft ³ /Sec)	Q=CIA _t			
Note: For basins with a fl	low length of l	ess than 500 feet, a ⊺	Fime of Concentration is a	assumed at 5 minutes. Th	nese calculations are assumi	ng a NRCS Hydrologic Soil C	lass B.			
Rainfall depth values der	ived from NO	AA Atlas 14 data. Inte	nsity equation has been o	derived from the Aspen ar	ea NOAA Atlas 14 IDF Curve					
Predeveloped Condit	Predeveloped Conditions									
Basin	Total Area	Impervious Area	Percent Impervious	C Value	Time of Concentration	Intensity	Peak Discharge			
(Name)	A_t (ft ²)	$A_i(ft^2)$	A _i /A _t (%)		T _c (min)	l (in/hr)	Q _p (ft ³ /sec)			
1	4833.00	0.00	0.00%	0.430	5	6.33	0.30			
2	1735.00	0.00	0.00%	0.430	5	6.33	0.11			
Developed Condition	IS									
Basin	Total Area	Impervious Area	Percent Impervious	C Value	Time of Concentration	Intensity	Peak Discharge			
(Name)	A_t (ft ²)	A _i (ft ²)	A _i /A _t (%)		T _c (min)	l (in/hr)	Q _d (ft ³ /sec)			
1	4833.00	2094.00	43.33%	0.610	5	6.33	0.43			
2	1735.00	340.00	19.60%	0.500	5	6.33	0.13			

4.3 Sub Basin Analysis

In addition to determining the peak discharge from basins, the areas are then subdivided into sub basins to calculate their peak discharges. This allows for verification that all pipes and intakes into the proposed conveyance structures have capacity. The URMP requires all structures to have capacity for a 100-year, 1-hour storm event. Using the same procedure discussed in 2.1 of this drainage report, the peak discharge of each sub basin was determined.

Below is a table summarizing the values required for the sub basin analysis.

	Basin Flow Rate Calculations											
Rainfall depth, P ₁ (in)	ainfall depth, P ₁ (in) 1.23 Soil Class B Intensity (in/hr) $I = \frac{88.8P_1}{(10 + T_d)^{1.052}}$ Discharge (ft ³ /Sec)											
he values shown in this table are analysing a 100-Year 1-Hour Storm Event. For basins with a flow length of less than 500 feet, a Time of Concentration of 5 minutes is assumed.												
Developed Conditions	Developed Conditions											
Sub Basin	Total Area	Impervious Area	Percent Impervious	C Value	Time of Concentration	Intensity	Flow Rate					
(Name)	A_t (ft ²)	A _i (ft ²)	A _i /A _t (%)	C (From Table)	T _o (min)	l (in/hr)	Q _s (ft ³ /sec)					
1.1	1456.00	0.00	0.00%	0.43	5	6.33	0.09					
1.2	639.00	639.00	100.00%	0.89	5	6.33	0.08					
1.3	400.00	15.00	3.75%	0.44	5	6.33	0.03					
1.4	537.00	0.00	0.00%	0.43	5	6.33	0.03					
1.5	227.00	227.00	100.00%	0.89	5	6.33	0.03					
1.6	281.00	223.00	79.36%	0.78	5	6.33	0.03					
1.7	263.00	263.00	100.00%	0.89	5	6.33	0.03					
1.8	355.00	52.00	14.65%	0.47	5	6.33	0.02					
1.9	675.00	675.00	100.00%	0.89	5	6.33	0.09					
2.1	145.00	145.00	100.00%	0.89	5	6.33	0.02					
2.2	1590.00	195.00	12.26%	0.47	5	6.33	0.11					

4.4 Water Quality and Storage Requirements

For a property classified as a "Sub-urban area not served by public storm sewer", runoff from the site must meet the predeveloped peak discharge of a 100-year, 1-hour storm event. Full detention volume is detained on site due to the lack of infrastructure downhill of the site. All equations used in the spreadsheets are directly from the URMP. A full detention analysis of the drainage basins has been completed. The full detention volume is calculated using the impervious area on the site and multiplying by the 100-year, 1-hour rainfall depth found in the NOAA Atlas 14 database. The calculation that has been used to determine the full detention volume required to be detained on the property is shown in the spreadsheet below.

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7.0 Operation and Maintenance

7.1 Drywell

The drywell shall be inspected and maintained at least every three months to remove any sediment, contaminants, and debris that has settled in the drywell. At minimum, the inspection and maintenance of the drywell shall include the following steps:

- Drywell shall be continuously inspected. At minimum, every three months and after every storm event greater than $\frac{1}{2}$ inches.
- Remove and dispose of any sediment, solids, debris, and any other waste. All material removed from drywell shall be disposed of at a fitting disposal site and shall meet/comply with all local, State, and Federal waste regulations/jurisdictions.
- Regularly inspect the drywells functionality in respect to the time it takes for water to drain in the drywell to mee the maximum required infiltration time of 24 hours is not exceeded. When drain down times in the drywell are larger than 24 hours, the drywell shall be drained via pumping and the infiltrative area of the drywell shall be cleaned and all perforation in the drywell shall be thoroughly washed out. If irregular drainage of the drywell continues as described above, the system may be required to be replaced.

7.2 Inlets

Drains shall be inspected and maintained on a regular basis to prevent any clogging and debris from entering the storm system to provide correct functionality. Grates and the adjacent areas to the inlets shall be kept clean and clear of any leaves, soil, and any other solid waste materials to prevent clogging or larger materials from entering in the storm system. Drain sumps and catch basins shall be inspected, at the very minimum, every three months and for each storm event that is greater than ½ inches in depth. All sediment shall be cleaned out or vacuumed from the drain and catch basin. All sediment shall be disposed of correctly, meeting local jurisdictional codes and requirements. Any damage to the grate and the surrounding concrete shall be repaired correctly to maintain functionality of the drain. The grate shall be replaced if excessive damage is present.

							CRESTAL RIVER CONL			
	Full Detention Storage									
Basin	Point of Concentration	Total Area	Impervious Area	Impervious	Full Detention Depth	Factor of Safety	Full Detention Storage			
Name)	(name)	(ft ²)	(ft ²)	(%)	(in)	(FOS)	(ft ³)			
1	Drywell 1	4833.00	2094.00	43.33%	1.23	1	215			
2	Drywell 2	1735.00	340.00	19.60%	1.23	1	35			

As required by the City of Aspen, a drywell must be sized for the capacity determined from the full detention volume calculation for a 100-year, 1-hour storm if no overflow path for the BMP is available. Since both drywells have been sized for full detention, the Water Quality Capture Volume for the onsite basin has been fulfilled. This volume will be used to adequately size the onsite drywell.

5.0 Hydraulic Criteria

Section 4.2 of this report.

5.1 Inlets

The peak flows for the 100-year, 1-hour storm event in each sub-basin were used to size the proposed inlets. Equations 4.17 through 4.20 from the URMP were used in these calculations. The equations incorporate a 50 percent clogging factor and assume a 40 percent opening in the grates. Water depths used in these calculations are based on the grading around each inlet and safe ponding levels above the inlets. Each inlet takes the smaller value of the weir intersection capacity and the orifice opening capacity, whichever is the smallest. The proposed dimensions of each inlet must be greater than the subbasin peak flow for the 100-year, 1-hour storm. The tables below summarize the calculations for each inlet as well as for the trench drains.

Effective Inlet Area, A _e (ft ²)	$A_e=\bigl(1-C_g\bigr)(\pi(\frac{D_e/12}{2})^2)m$	Inlet Orifice Capacity, Q _o (ft ³ /s)	$Q_{\rm o}=C_{\rm o}A_{\rm e}\sqrt{2gY_{\rm s}}$	Weir Flow Capacity, Q _w (ft ³ /s)	$Q_{\rm w} = C_{\rm w} H$	PeY ^{1.5}			
Orifice Coefficient, Co	0.65	Clogging Factor, C _g	0.5	Area Opening Capacity Ratio, m	0.6				
Weir Coefficient, C _w	3	Water Depth Above Inlet, Y _s (ft)	0.25	Effective Weir Length, Pe (ft)	$P_{e} = (1 - 1)^{-1}$	C _g)P			
Inlet	Associated Subbasin	Inlet Diameter	Effective Inlet Area	Orifice Flow Capacity	Weir Flow Capacity	Subbasin Flow			
(Name)	(Name)	D _e (in)	A _e (ft ²)	Q_{o} (ft ³ /s)	Q _w (ft ³ /s)	Q (ft ³ /s)			
A1-Inlet	1.1	8	0.10	0.27	0.79	0.09			
A5-Inlet	1.3	8	0.10	0.27	0.79	0.03			
A7-Inlet	1.4	8	0.10	0.27	0.79	0.03			
C1-Inlet	1.6	8	0.10	0.27	0.79	0.03			
D1-Inlet	1.8	8	0.10	0.27	0.79	0.02			
E4-Inlet	2.2	8	0.10	0.27	0.79	0.11			

5.2 Pipes

The pipes were sized using the calculated flows from the sub-basins that release into them through inlets and downspouts. The Time of Concentration (TOC) is below 5 minutes for all subbasins, so a reduction was not taken for the intensity. Depth of flow was also calculated in the spreadsheets below to verify requirements set within the URMP. The pipes are all SDR-35 PVC with a manning's coefficient of .01. Design Q design / Q full values were compared to the wetted area over the diameter squared for each pipe to generate the correct depth of water over diameter

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The following analyses were performed using the peak flows of the sub basins described in

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Structural Engineer Brian Rossiter, P.E. bwr.pe

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312 W Hyman Ave Aspen CO 81611 USA

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	Aegopodium**	Bishops Weed	F32	N IN IN
	Anemone tomentosa 'Robustissima'	Anemone, Grape-leaved	#1	01101
	Addinegia caerdiea	Aster. New England	#1	N 30 1
	Brunnera Macrophylla	False Forget-Me-Not	#1	35
	Ferns- Back Garden	Male Fern	#1	
	Hosta- Back Garden	Hosta Spp.	#1	ш
	Sagina subulata	Pearlwort	F15	~
	Phlox subulata	Phlox, Creeping emerald blue	F15	4
	Thymus praecox 'Pseudolanuginosus	thyme, Woolly	F15	
1	Thymus white creeping	Thyme,	f16	U U
	Thymus Red Creeping	Thyme,	f17	~
(4' Diameter	Tuese and Churche			
abbit)	Cornus Canadensis	Bunch Berry	#5	
	Cotoneaster Apiculatus	Cranberry Cotoneaster	#5	
	Ribes aureum	Currant, Yellow Flowering	#5	
onditioner	Rosa Rosa foetida 'Bicolor'	Rose, Austrian Copper	#5	L L
	Rosa foetida 'Persiana'	Rose, Persian Yellow	#5	
	Syringa patula 'Miss Kim'	Lilac, Miss Kim Dwarf	4-6'	
	Syringa vulgaris	Lilac, Common Purple	<u> </u>	
	Pinus sylvestris 'Hillside Creeper'	Pine, Hillside Creeper	3-6'	
	Populus tremuloides	Aspen	2.5-4.5"	
	Viburnum lentago	Nanny Berry	#5 or B&B	
	Viburnum Iantana Monican Viburnum Dentatum	Arrowwood Viburpum	#5 or B&B	
r with	Viburnum Carlesii	Korean Spice Viburnum	#5 or B&B	n N
erennials	Viburnum Spp	Viburnum	#5 or B&B	
	** Potentially for use solely under fr evergreen contained with curb, and	ont		va]
	Flagstone Walks. Intended as a simp	le yet		
	viable option for understory - alterna	ative		
	be . Soil Conditioner	oura		
				\sim
				\square
				\bigcirc
Granite				
al				
				Je
				G
				JO F
				ad
				de
				e a
	T	ree Mitigation		
	<u>/</u>	Aspens		L n A
	<u> -</u>			
	-	Frees \$15,400.00		
		Labor \$2,870.00		
	(equipment \$522.00		ESCAPE
	-			Canadra bernan Erry anaszterety
		\$20,227.00		
				Date Revision
				11/17/22 3/24/23
Size linches DBU) Mitigation Value	Mitigation		0/15/23
	30 \$32,499.00 \$32,499.00	Witigation		10/23/23
ted	16 \$9,244.16 \$0.00	Aspens <u>11@4"</u>		
	A 44 7 49 49	\$ 20,227.00		
tion:	\$41,743.16 \$ 32 499 00	Labor, Equipment and Material		
rees	\$ (20,227.00)			
	\$12,272.00			
				Title
				Tree Removal
				and Mitigation
				Drawing
], 2, 0,01

Perennials/Ground Covers



	Perennials/Ground Covers			
	Aegonodium**	Bishops Weed	F32	INT
	Aremone tementeen 'Debustissime'	Anomono Crono Looved	F 32 #1	N N N N N N N N N N N N N N N N N N N
		Columbino, Doctor Manada	#1	1530
	Aquinegia caerulea		#1	NIG
	Aster novae-angliae	Aster, New England	#1	Sim
	Brunnera Macrophylla	raise Forget-IVIE-NOt	#1	
	Ferns- Back Garden		#1	
	Hosta- Back Garden	Hosta Spp.	#1	
	Polemonium caeruleum	Jacob's Ladder	#1	
	Sagina subulata	Pearlwort	F15	2
	Phlox subulata	Phlox, Creeping emerald blue	F15	-
	Thymus praecox 'Pseudolanuginosus'	Thyme, Woolly	F15	4
	Sedum spurium	dragons blood sedum	f15	U
	Thymus white creeping	Thyme,	f16	
	Thymus Red Creeping	Thyme.	f17	5
1' Diamotor				ω
	Trees and Shrubs			
bbit)	Cornus Canadensis	Bunch Berny	#5	
	Cotopoestor Anigulatus	Crapharn Catanaastar	#5	
			#5	
	Ribes aureum	Currant, Yellow Flowering	#5	
nditioner	Rosa	Rose, Shrub and Creeping	#5	
	Rosa foetida 'Bicolor'	Rose, Austrian Copper	#5	
	Rosa foetida 'Persiana'	Rose, Persian Yellow	#5	
	Syringa patula 'Miss Kim'	Lilac, Miss Kim Dwarf	4-6'	
	Syringa vulgaris	Lilac, Common Purple	6-8'	
	Picea Glauca 'Pendula'	Spruce, Weeping White	7-14'	
	Pinus sylvestris 'Hillside Creeper'	Pine, Hillside Creeper	3-6'	\sim
	Populus tremuloides	Aspen	2.5-4.5"	
	Viburnum lentago	Nanny Berry	#5 or B&B	\Box
	Viburpum lantana 'Mobican'	Wayfaring Tree	#5 or R2.P	\bigcirc
	Viburpum Dentatum		#E c= D00	
with		Koroan Shice Viburnum	#5 OF B&B	
renniela	Viburnum Carlesii	Viburoum	#5 OF B&B	
	[viburnum Spp	Vibaniani	#501 646	
	Flagstone Walks. Intended as a simple yet viable option for understory - alternative surface condition under front tree would be , Soil Conditioner			Proposed
}ranite 1	Hawsing: One pace die cast housing. Die castings are name grade and copper tree (s0.0% copper content A383.0 aluminum alloy. Enclosure: Matte safety glass time. Futy gasierted using a one pace midded socone gasiat.	Type: BEGA Product: Project: Voltage: 312 W Hyman	rthway Bollard	
ipa Y GUIDE	 Electrical: 2 TW LEB luminose: 3 4W total system waits, 3070 start temperature. Integrate luw provided must be apended using remote magnetic transformer. Shandaed LED color temperature al 30005 with a start CPR. Note: LEDs supplied with Liminase. Due to the dynamic mature in LED technology. LED temperate data on the sheet in subset to mange at the discention of SIGAL-LS. For two must sumer sectional data, please relevance temperature, made to the systemic sectorial data. Please relevance temperature, made to hold prevent temperature to www.bega-us.com. Another base. Britland base mate or subset with temperature in Relation. 	Color 3000K Options Modified:		anue
JS Gal	are secured to anchorage using stankess sheet set somes. Finant: Available in this standard (EGA colors: Black (ELA) Bronze (BHS). To specify add appropriate suffix to baselog number.			
tts	Please note: REGA's approach to product design is to innovate, not follow. With a statisticat commitment to quality, each product is concerned to astrony a general or school clipiting taxe as defined by its architectural or activity surroundings. The Nome and Garden Collection is designed specifically for use in Residential			n n adc
s	and Light Commercial applications. Posses reference our standard IECGA portfolio when mounting provisions for the regionus			L'a M
-	demende of high use commercial and/or rendal proce settings are required.			O H IC.
I	CSA certified to U.S. and Ganadian standards, subside for well locations. Protection class (P65			
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Code of Reputations (CCR) Watta				► ~
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				4/26/22 7/18/22
				7/26/22
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Title Proposed Landscape Plan

Drawing

L.2.002

GENERAL NOTES 1. Contractor shall verify all dimensions and jobsite conditions before commencing work and shall coordinate any discrepancies with the Engineer 2. Contractor shall review and verify all dimensions shown on Structural drawings with those

- shown on Architectural drawings. Contractor shall notify the Architect of any discrepancies between the Architectural and Structural drawings and receive written clarifications of discrepancies before proceeding with construction.
- 3. Use written dimensions. Do not use scaled dimensions. Where no dimension is provided, consult the Engineer for clarification before proceeding with the work.
- 4. The Contractor is to review Architectural drawings for items that may not be shown on the Structural drawings. All openings in floors, roofs, or structural members that are not detailed per the Structural drawings must be reviewed by the Engineer before proceeding.
- 5. See Architectural drawings for non-load-bearing elements. All non-loading-bearing elements shall allow for vertical and lateral deflection of structural members.
- 6. The Contractor is responsible for implementing jobsite safety and construction procedures in accordance with national, state, and local safety requirements. The design, adequacy, and safety of erection bracing, shoring, temporary supports, et cetera, is the sole responsibility of the Contractor and has not been considered by the Engineer. The Contractor is responsible for the stability of the structure prior to the completion of all gravity- and lateral framing, roof- and floor diaphragms, and finish materials.
- 7. The Contractor is responsible for the coordination of any penetration or use of structure for conduit, raceway, or non-structural items with the Engineer prior to the installation of the non-structural items.
- 8. General notes shall not substitute for specifications. Conflicts between the two shall be brought to the Engineer's attention, or the stricter criteria shall be used.
- 9. The Contractor will pay the Engineer for time and expense required to review, design, and
- coordinate items that were constructed not in conformance with these drawings. 10. The Contractor is responsible for locating and the protection of all existing utilities and adjacent structures throughout all phases of construction.

DESIGN CRITERIA

CODE: 2015 International Building Code (IBC) and International Residential Code (IRC). 2. DESIGN LOADS:

ROOF LOADS:	
DEAD	= 15 PSF
SNOW Pf	= 70 PSF (Pg = 100 PSF)
	Per City of Aspen
FLOOR LOADS:	
DEAD	= 15 PSF
LIVE	= 40 PSF (Residential)
LATERAL LOADS:	
WIND	115 MPH (3 Second Gust), Exposure B
SEISMIC	Site Class D, Design Category C Per City of
	Ss = 0.314 g, S1 = 0.082 g

FOUNDATION

1. The foundation type and design criteria are based on assumed soil conditions and presumptive values from Section 1806 of the IBC. A professional geotechnical consultant shall be hired by the Owner and/or Contractor to verify these assumptions. Design Parameters

Aspen,

- Maximum Allowable Bearing Capacity = 2,000 psf
- 3. The building is supported on spread footings bearing on competent subgrade. The bottom of all exterior footings to bear 36" minimum below finished grade. 4. The bottom of all footings and slabs shall bear on solid native, inorganic, undisturbed soil or
- approved compacted fill. 5. A Geotechnical Engineer shall perform an open excavation inspection prior to placing
- foundations to ensure the bearing capacity is satisfactory. 6. There shall be a minimum compaction to 95% of the maximum dry density (ASTM D698
- Standard Proctor) of all backfill of soils under slabs on ground.
- No concrete shall be placed on frozen soil or in excavation containing water 8. In case conditions found at the site vary from those indicated on the drawings, the Architect
- is to be notified so that adjustments to the foundation can be made to meet actual field conditions. 9. No concrete shall be placed in footings or foundation wall without 48 hours notification to
- allow Engineer to observe the reinforcement if deemed necessary. 10. Backfill shall be placed against both sides of walls simultaneously. Contractor shall provide temporary shoring to prevent movement of walls if backfill is placed before the floor system is in place.
- 11. All footings shall be centered under walls and columns unless noted otherwise. 12. The design and erection of all shoring, sheeting, soil stability, and dewatering is the sole esponsibility of the Contractor. The Contractor shall hire a licensed Engineer to design all
- shoring and sheeting 13. Utility and plumbing lines shall not go through or beneath the foundation unless indicated otherwise.

CAST-IN-PLACE CONCRETE

- 1. Concrete properties shall be determined from designated Exposure Category F Class F2 as described in Section 19.3.1 of the latest edition of ACI 318 unless noted otherwise. a. Minimum Compressive Strength: f'c = 3,500 psi at 28 days, normal weight.
- b. Maximum water/cement ratio limit (w/cm): 0.45
- c. Air Entrainment with 3/4" aggregate size where exposed to freeze/thaw = 6% +/- 1.5%
- 2. Concrete shall be ready-mixed in accordance with ASTM C94. Portland cement shall conform to ASTM C150, Type I or II. Normalweight aggregate shall conform to ASTM C33. 3. Interior concrete slabs to receive a hard-troweled finish shall not utilize an air-entrained
- agent nor shall the air content exceed 3%.
- 4. Calcium Chloride shall not be added to concrete.
- 5. Material, mixing, placement, and workmanship shall be in accordance with the requirements of the latest edition of the "Building Code Requirements for Reinforced Concrete" (ACI 318) and Section 1905 of the IBC.
- 6. Concrete Placement: Cold weather is defined by ACI 306 as "The air temperature has fallen to, or is expected to fall below, 40°F," when cold weather conditions exist, place concrete complying with ACI 306. Hot weather is defined by ACI 305 as "any combination of high air temperature, low relative humidity, and wind velocity tending to impair the quality of fresh or hardened concrete or otherwise resulting in abnormal properties;" when hot weather conditions exist, place concrete complying with ACI 305.
- 7. All Detailing, Fabrication, and Erection of reinforcing shall conform to latest edition of ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structures" (ACI 315) and the current "Building Code Requirements for Reinforced Concrete" (ACI 318).
- Reinforcing Steel: ASTM A615: Grade 40 for #3, Grade 60 for #4 and larger.
 - ASTM A706: Where welding is required, at shear wall boundary elements (trim bars) and lateral frame elements ASTM A185: Welded Wire Reinforcement
- 9. The following minimum concrete cover shall be provided for reinforcement per ACI 318.
- Concrete cast against and permanently exposed to earth: 3"
- Concrete cast against forms and exposed to earth or weather
- #6 through #18 bars: 2" #5 bar and smaller: 1-1/2"
- Concrete not exposed to weather or in contact with ground
- Slabs, walls, joists: 3/4"
- Beams, columns: 1-1/2"
- 10. Unless noted otherwise, lap splices in concrete shall be class "B" tension lap splices (2'-0" minimum) per the latest edition of ACI 318. Stagger alternate splices a minimum of one lap length. Lap welded wire fabric so that the overlap between outermost cross wires of each sheet is not less than the cross wire spacing plus 2 inches. All splice locations are subject to approval by Engineer and shall be made only where indicated on the drawings. Extend all horizontal reinforcing continuous around corners and intersections or provide bent corner bars to match and lap with horizontal bars at corners and intersections of footings and walls.
- 11. Provide bar supports and spacers to support all reinforcement in proper locations and wire adequately at intersections to hold bars firmly in position while concrete is placed. Bar supports and spacers which rest on exposed surfaces shall be hot dipped-galvanized or epoxy-coated.
- 12. Vertical dowels shall match the size and spacing of the wall reinforcement and be secured and supported in place prior to placing concrete unless noted otherwise. 13. Location of slab construction or pour joints must be approved by the Engineer if different
- from those shown on these drawings. Joints shall be placed at a maximum spacing of 15'-0" unless noted otherwise
- 14. Isolation Joint Material shall be 1/2" thick full height of joint, unless noted otherwise. 15. All saw cut joints shall be "Sof Cut" sawn as soon as allowed by saw manufacturer recommendations. Joints shall be made within 4 hours in hot weather and within 12 hours in cold weather after slab finish is completed.

Engineer

EPOXY ADHESIVE

- CONCRETE MASONRY UNITS (SPECIAL INSPECTION REQUIRED) 1. Masonry work shall conform to all requirements of the latest edition of TMS 402 "Building Code Requirements for Masonry Structures.
- 2. Concrete masonry units shall conform to ASTM C90 unless noted otherwise. Compressive strength on net cross-section area of individual masonry units shall be 1,900 psi. Net area specified compressive strength of masonry (f'm) shall be 1,500 psi.
- 3. Masonry shall be laid in ASTM C270 Type "S" mortar unless noted otherwise and shall have fill mortar coverage of face shells in both horizontal and vertical joints. Minimum 28 day compressive strength shall be 1,800 psi.
- 4. Grout for reinforced masonry shall conform to ASTM C476. Grout for reinforced masonry shall have a minimum compressive strength of 2,000 psi at 28 days and shall conform to the following a. Grout in spaces 3"x4" and greater shall have a slump of 9" to 11" with 3/8" maximum
- aggregate size. b. Grout in spaces 2"x4" and smaller shall have a slump of 9" and conform to ASTM C476.
- 5. Horizontal Joint Reinforcing shall be ladder type in CMU wall with no. 9 gauge wire at 16" on center maximum, conforming to ASTM A82. Provide 6" laps at all splices. 6. Cells containing reinforcement shall be solidly filled with grout at lifts not to exceed 4'-8" and
- the grout shall stop 1-1/2" below the top of course to form a key at pour joints. 7. Provide clean-out openings at the bottom of each grout lift in excess of 5 ft lifts. Openings shall be provided at each cell to be filled with grout. All debris and projecting mortar shall be removed prior to grout placement.
- Reinforcing steel shall conform to ASTM A615, Grade 60, or ASTM A706. 9. Reinforcement shall be a minimum length of 4'-8" plus required splice. Wall stability during construction is the responsibility of the contractor. The document "Standard Practice for Bracing Masonry Walls Under Construction" requires 48 bar diameter lap lengths under many circumstances. Contractor to verify all minimum lap lengths. Spliced bars shall be tied together.
- 10. Where reinforcement is not detailed, provide one #5 at all sides of and adjacent to every opening which exceeds 24" in either direction. Extend vertical reinforcement full height of wall and horizontal reinforcement 24" beyond each side of opening
- 11. Continue bond beams 2'-0" minimum around corners. Where bond beam steps, lap bond beam courses 2'-0" minimum. Continue bond beam reinforcement through masonry control
- 12. Vertical reinforcement in walls shall be supported and secured against displacement at 4 foot maximum intervals.
- 13. When a foundation dowel does not align with the vertical cell to be reinforced, it shall not be bent over. The cells at the dowel location shall also be grouted solid even though it is adjacent to the cell where the vertical reinforcement is located. 14. Grout shall be consolidated by mechanical vibration during placing to minimize voids in the
- 15. Erected masonry shall be fog sprayed every 8 hours for 48 hours following installation when the air temperature exceeds 100° or when the air temperature exceeds 90° and the wind
- velocity is greater than 8 mph during the first 48 hours after erection. 16. All concrete masonry units shall be installed using a running bond unit arrangement unless noted otherwise.
- STRUCTURAL STEEL
- 1. Structural steel construction, fabrication, and erection shall conform to the latest AISC "Code of Standard Practice for Steel Buildings and Bridges" and applicable provisions of AWS "Structural Welding Code."
- 2. Steel Materials shall conform to the following: a. Wide Flange Sections: ASTM A992, Fy = 50 ksi
- b. Channels, Plates, Bars, Angles: ASTM A36, Fy = 36 ksi
- c. Rectangular HSS Sections: ASTM A500, Grade B, Fy = 46 ksi d. Anchor Rod: ASTM F1554 Grade 36
- e. Bolts for Framed Connections: ASTM A325
- 3. Framed connections shall consist of snug-tightened joints with standard holes in all plies of 2. The structural drawings shall not be reproduced for use as shop drawings. the joint and 3/4" diameter ASTM A325 bolts unless noted otherwise. 3. The Contractor shall review and stamp all shop drawings and product data for conformance 4. Welding electrodes or wires: E70XX unless noted otherwise. Welding shall conform to current AWS "Code for Arc and Gas Welding in Building Construction." All welding shall be performed by an AWS Certified Welder. 5. All copes, blocks, cut-outs, and cutting of structural members shall have all reinforced
- corners shaped, notch-free, to a radius of 1/2" minimum. 6. Proper access shall be provided for shop and field connections that require Special
- Inspection.
- 7. All exposed steel shall be painted unless noted otherwise. All surfaces shall be given a shop coat of approved primer to minimum dry thickness of 2 mils (0.051 mm). Touch up paint of all field welds and serious abrasions to the shop coat with paint compatible with the shop coat. Do not paint surfaces that are to be fire-proofed, embedded in concrete, welded, or in a slip-critical or fully-tensioned connection.
- 8. The General Contractor shall notify the Engineer of any fabrication or erection issues during construction and await written approval from the Engineer before proceeding with field modifications. The use of a gas cutting torch is not acceptable for field modifications without written approval from the Engineer.
- 9. Shop drawings will be returned for resubmittal if major errors are found during review.
- 10. No more than two sets of prints and one set of reproducibles will be reviewed for any individual submittal.
- 11. Allow a minimum of five working days for review of shop drawings by the Engineer.
- WOOD
- (NDS) by the American Wood Council.
- 1. Framing lumber shall comply with the latest edition of the "National Design Specification" 2. All sawn lumber shall be stamped with the grade mark of a certified lumber grading agency. Moisture content shall not exceed 19%. All sawn lumber shall be Douglas Fir-Larch unless noted otherwise.

3. Sawn Lumber:

- Smaller dimension ≤4x nominal: no. 2 & better
- Smaller dimension >4x nominal: no. 1 & better 4. Wood Structural Panels: All panels shall conform to product specification PS2 and shall bear the stamp of the APA or an approved grading agency with the following span ratings: Wall: 1/2" Nominal Thickness (7/16" Minimum), 24/0, Sheathing
- 8d COMMON @ 6" on center edges (UNO) Nail: 8d COMMON @ 12" on center field (UNO) Roof: 5/8" Nominal Thickness (19/32" Minimum) at sloped roofs, 3/4" Nominal
- Thickness (23/32" Minimum) at flat roofs, 40/20, Sheathing 8d COMMON, ring-shank @ 6" on center edges (UNO)
- 8d COMMON, ring-shank @ 12" on center field (UNO) Floor: 3/4" Nominal Thickness (23/32" Minimum), 24oc, T&G, Sturd-I-Floor or 48/24,
- T&G, Sheathing. Glue & Nail: 6d COMMON @ 6" on center edges (UNO) 6d COMMON @ 12" on center field (UNO)
- 5. Framing Anchors: "Simpson" or approved equal. Install with maximum nailing per
 - manufacturer's recommendations.
- For nailing not shown on these drawings, use IRC nailing schedule, Table R602.3(1). Structural members shall not be cut for pipes, ducts, et cetera, unless specifically noted, detailed, or approved in writing by the Engineer.
- 8. All members exposed to weather or members in contact with concrete shall be
- preservative-treated wood stamped by an approved agency. 9. All steel, fasteners, and connectors in contact with wood that has ACQ formulation preservative treatment without ammonia shall be galvanized (G185) per ASTM A653 and ASTM A153 or Type 316L stainless steel. All steel, fasteners, and connectors in contact with wood that has ACQ formulation preservative treatment with ammonia shall be Type 316L stainless steel.
- 10. Wood stud walls shall be 2x6 at 16" on center unless noted otherwise on plans. Plate anchor bolts shall be 5/8" diameter with 7" embedment in concrete and 4" diameter hook and shall include 3"x3"x1/4" square plate washers at 48" on center maximum unless noted otherwise. A minimum of 2 threads shall extend above the nut, and the sill plate shall not be notched for the square washer or the nut to be installed. Anchor bolts shall be placed at all jambs, corners, intersections, and wall ends. All sill plates shall have a minimum of 2 anchor bolts and should have one anchor bolt within 12" of sill plate breaks or corners. All bottom plates or sills on concrete slabs on ground and on concrete or masonry foundations shall be preservative-treated wood stamped by an approved agency. 11. All non-load-bearing walls below framing shall be slip connected to allow for potential
- framing deflection and uplift.
- 12. Provide solid blocking between structural columns and framing below to provide continuous vertical load path to foundation.

1. Epoxy adhesive shall be Hilti HY-200 V3. Substitutions permitted with written approval by

PROPRIETARY WOOD PRODUCTS

b. Laminated Strand Lumber (LSL):

prior to fabrication.

detailed.

SHOP DRAWINGS

drawings.

penetrations.

individual submittal.

LUMBER SIZE

 $2x^2$

SPECIAL INSPECTIONS

1. Joist types and sizes shall be as indicated on these drawings as manufactured by Weyerhaeuser, TrusJoist, RedBuilt, Boise Cascade Engineered Wood Products, or written approved equals. Substitutions shall be evaluated by a third-party certification service accredited in accordance with ISO/IEC 17065 (e.g., ICC-ES).

load tables. Substitutions shall meet or exceed moment, shear, bearing, and stiffness

properties of specified members at identical depth and spacing. Installation shall be per

a. Laminated Veneer Lumber (LVL): Fb= 2600 psi, E = 1.9x10⁶ psi, Fv= 285 psi

minimum. Parallel Strand Lumber (PSL) may be substituted for LVL products with

Beam, Stud, Joist (1.55E): Fb= 2325 psi, E = 1.55x10⁶ psi, Fv= 310 psi minimum.

LVL or PSL may not be substituted by LSL products unless approved in writing by the

Rim Board (1.3E): Fb= 1700 psi, E = 1.3x10⁶ psi, Fv= 400 psi minimum. LVL or PSL

may not be substituted for LSL products unless approved in writing by the engineer.

Plies must be joined to form a single member as required by the manufacturer or as

a. GENERAL (Section 1704.1): The owner shall employ one or more qualified special

b. CONCRETE CONSTRUCTION (Section 1705.3): The special inspections and

c. MASONRY CONSTRUCTION (Section 1705.4): Masonry construction shall be

d. SOILS (Section 1705.6): Special inspections for existing site soil conditions, fill

e. CONTRACTOR RESPONSIBILITY (Section 1704.4): Each Contractor responsible for

f. STRUCTURAL OBSERVATIONS (Section 1704.6): Per IBC Section 1704.6,

1. Shop drawings shall be submitted for all structural items and items required by the project

specifications for review prior to fabrication. Shop drawings for proprietary products that are

designed by the manufacturer shall include calculations stamped by a Professional Engineer

with the Construction Documents prior to submitting for Architectural and Engineering

review. Contractor is responsible for verification and coordination of dimensions and details

for each subcontractor. Any shop drawings or product data not reviewed and stamped by

the Contractor will be returned without review. The Contractor shall cloud or flag all items

clouded by the manufacturer or fabricator. Any changes, substitutions, or deviations which

are not clouded or flagged by submitting parties shall not be considered allowed after the

incorrectly and which are not noted as allowed by the Engineer or Architect are not to be

considered changes to the original drawings. It is the Contractor's responsibility to ensure

that items omitted or shown incorrectly are constructed in accordance with the original

not in accordance with the structural drawings. Verify all dimensions with Architect.

4. Any changes, substitutions, or deviations from the original contract drawings shall be

5. Engineer reserves the right to allow or deny any changes to the original drawings at any

6. The shop drawings do not replace the original structural drawings. Items omitted or shown

7. All engineering designs and layouts performed by others shall be sealed by a Civil or

8. Reviewing is intended only as an aid to the Contractor in obtaining correct shop drawings.

9. Shop drawings shall indicate all roof and floor edges as well as all openings and

11. No more than two sets of prints and one set of reproducibles will be reviewed for any

Structural Engineer licensed in the state in which the project is located.

Responsibility for correctness and completeness shall rest with the Contractor.

10. Shop drawings will be returned for resubmittal if major errors are found during review.

12. Allow a minimum of five working days for review of shop drawings by the Engineer.

FASTENERS

supervision according to the requirements of Chapter 26 of the ACI 318.

inspectors to provide inspections during construction on the types of work listed under

Section 1704 of the IBC. Special Inspection shall be in addition to the Inspections

verifications for concrete construction shall be as required by Section 1704.4 of the IBC.

Continual and periodic special inspection requirements performed as required per

Table 1705.3. Material testing will be performed under the General Contractor's

inspected and evaluated in accordance with TMS 402 and TMS 602 guality assurance

program requirements. Special inspection requirements for Occupancy Category IV as

placement, and load-bearing requirements shall be as required by Section 1705.6 of

the IBC. Continual and periodic special inspection requirements performed as required

per Table 1705.6. Special inspections of soils shall be performed in conjunction with

the approved project geotechnical report and the construction documents prepared by

the construction of the lateral system or components requiring special inspection shall

submit a written statement of responsibility to the Building Official and the Owner prior

to the commencement of work on the system or component per Section 1704.4 of the

observation will be performed on items as noted above by the special inspector

designated by the Owner. Engineer will perform periodic observation of construction as

5. Multiple plies of material may be used to achieve the total width indicated on drawings.

1. The following special inspections are required by design per the latest edition of

2. Joists shall have load-carrying capacity in accordance with the manufacturer's published

3. Submit shop drawings of layout and required connection details for review by the Engineer

equivalent sizes as long as above minimum properties are met or exceeded.

manufacturer's recommendations, unless detailed otherwise.

International Building Code (IBC) Sections 1704 through 1705.

required per Section 110 of the IBC.

required by section 1705.4.1 of the IBC

the registered design professionals.

part of standard Contract Administration services.

Engineer's review unless specifically noted by the Engineer.

time before or after shop drawing review

licensed in the state where the project is located.

4. Engineered Wood Materials shall conform to the following minimum properties:

- NOTES 1. SAW CUT OR POUR STOP AT CONTRACTOR'S OPTION 2. SEE SGNs AND GEOTECH REPORT (IF AVAILABLE) FO BEFORE PLACEMENT. CONFLICTS BETWEEN THE TW ATTENTION OF THE ENGINEER, OR THE STRICTER CI
- 3. PROVIDE SLAB JOINTS ON ALL COLUMN LINES, UNDE CORNERS, AND WITHIN MAX SPACING NOTED ON PLA 4. JOINT LOCATIONS ARE SUBJECT TO ARCHITECT'S AF
- 5. ALL SAW CUT JOINTS SHALL BE 'SOF-CUT' SAWN AS MANUFACTURER'S RECOMMENDATIONS. JOINTS SH HOT WEATHER AND WITHIN 12 HOURS IN COLD WEAT COMPLETED.

SAW CUT CONTROL

TYPICAL CONCRETE

DESIGNATED NAIL SIZES								
SIZE DESIGNATION ¹	COMMON WIRE NAILS ¹		BOX N	BOX NAILS ¹		SINKER NAILS ¹		
	DIA	L	DIA	L	DIA	L	DIA	
P1 ²	-	-	-	-	-	-	0.113"	
P2 ²	-	-	-	-	-	-	0.131"	
6d	0.113"	2"	0.099"	2"	0.092"	1.875"	-	
8d	0.131"	2.5"	0.113"	2.5"	0.113"	2.375"	-	
10d	0.148"	3"	0.128"	3"	0.12"	2.875"	-	
10dx1 1/2" ³	0.148"	1.5"	-	-	-	-	-	
12d	0.148"	3.25"	0.128"	3.25"	0.135"	3.125"	-	
16d	0.162"	3.5"	0.135"	3.5"	0.148"	3.25"	-	
30d	0.207"	4.5"	0.148"	4.5"	0.192"	4.25"	-	
60d	0.263"	6"	-	-	0.244"	5.75"	-	
NOTES:								

1. ALL PENNYWEIGHT NAILS (DESIGNATED AS 'xxd' IN THE TABLE ABOVE) SPECIFIED ON THESE DRAWINGS SHALL BE COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED AS BOX OR SINKER NAILS.

2. PNEUMATIC NAIL SIZES SHOWN ARE MINIMUM DIMENSIONS 3. MAY ALSO BE DESIGNATED AS 'TECO' NAIL.

TYPICAL NAIL S

TYPICAL LIGHT WOOD W

(2) ROWS 12d @ 12" OC | 1 FACE | EA FACE | LVL³ < 14" (2) ROWS 6" SDS SCREWS EA FACE @ 24" OC (3) ROWS 16d @ 12" OC | 1 FACE | EA FACE LVL³ >= 14" (3) ROWS 6" SDS SCREWS EA FACE @ 24" OC NOTES:

MULTIPLE-PLY FASTENING SCHEDULE

(2) ROWS 10d @ 12" OC | 1 FACE | EA FACE | NOTE 1

2 PLIES 3 PLIES 4 PLIES

1. FOR MORE THAN 3 PLIES, ATTACH EACH ADDITIONAL PLY w/ (2) ROWS 10d @ 12" OC.

- 2. 2x DIMENSION LUMBER MEMBERS NOTED ARE 2" NOMINAL THICKNESS. 3. INDIVIDUAL PLIES OF LVL MEMBERS NOTED ARE 1 3/4" THICK. 4. FASTEN PER MANUFACTURER'S DIRECTIONS IF MORE STRINGENT THAN
- SPECIFIED HEREIN.

EXISTING CONSTRUCTION

48" 3.25" - -

92" 4.25" - -

DIA	
+	
LENGTH, 'L'	
INKER NAILS	

IZES)
------	---

- P2 NAILS @ 12" OC. (14) NAILS MIN IN LAP. - DBL TOP PL	
- CRIPPLE STUDS @ TYP STUD LAYOUT	

- HDR PER PLAN w/ (6) P2 FACE NAILS THROUGH KING STUD EA END

TRIMMER (T) & KING (K) STUDS PER PLAN. (1) T, (1) K IF NOT NOTED. LAMINATE PER TYP MULTI-PLY COLs. - DBL SILL @

OPNGs >6'-0"W

SIMPSON A35 EA END @ OPNGs >8'-0"W SILL TRIMMER STUD. LAMINATE PER TYP MULTI-PLY COLs.

ALL	FRAMING

BWR STA	NDARD ABBREVIATIONS		
	Above	KIP	King Stud Thousand Pounds
ALT	Alternate	KIP FT	Thousand Pound-feet
ARCH	Architect, Architectural	L	Length, Steel Angle
B PL	Base Plate		Lag Screw Long Leg Horizontal
BLDG	Building	LOC	Long Leg Vertical
BLKG BM	Blocking Beam	LONG LSL	Longitudinal Laminated Strand Lumber
B.O. BOF	Bottom Of Bottom Of Footing	LVL	Laminated Veneer Lumber
BOS	Bottom Of Steel	MATL MAX	Material Maximum
BOW	Bottom Of Wall	MC	Moment Connection
BRG	Bracing Bearing	MECH	Manufacturer
BS BTWN	Both Sides Between	MIN MO	Minimum Masonry Opening
BWP	Brace Wall Panel	(N)	New
C CANTIL	Steel Channel Cantilever	NIC NS	Not In Contract Near Side
CIP	Cast-in-place	N-S	North-South
CLR	Clear	00	
COL	Column	0.F.	Outside Face
CONC CONN	Concrete Connection	OPNG OPT	Opening Option(al)
CONT CP	Continue(s), Continuous Cripple Post	OSB	Oriented Strand Board
CSK	Countersink, Countersunk	PERIM PERP	Perimeter Perpendicular
	Doon Donth	PL	Plate
DBL	Double		Plywood Drofobriogtad
DEMO DET	Demolition, Demolish Detail	PREFAB PSL	Pretabricated Parallel Strand Lumber
DIAG DIM	Diagonal Dimension	PT	Pressure Preservative Treated
DWG DWL	Drawing Dowel	RD REF	Roof Drain Reference
FA	Fach	REINF	Reinforce(d), Reinforcement
EF	Each Face	REV	Reverse(d)
EJ EL	Expansion Joint Elevation	ко RS	Rough Opening Rough Sawn
ELEV EMBED	Elevator Embed(ment)	SCHED	Schedule
EN ENGR	Edge Nail Engineer	SHTHG SGN	Sheathing Structural General Notes
EOS	Edge of Slab	SIM	Similar Structural Insulated Panel
EQL SP	Equally Spaced	SOG	Slab On Ground
Evv E-W	Each way East-West	SQ SST	Square Stainless Steel
(E), EXIST EXP	Existing Expansion	STAG STD	Staggered Standard
EXT	Exterior	STIFF STL	Stiffener Steel
FAS FD	Fascia(e) Floor Drain	STRUCT	Structure, Structural
FDTN	Foundation	т	
FLR	Floor	T&B	Top And Bottom
FO FOC	Face Of Face Of Concrete	T&G TB	Tongue-And-Groove Trough Bolt
FOM FOS	Face Of Masonry Face Of Stud	TBR TEMP	To Be Removed Temporary
FS	Far Side	THD	Thread(ed)
FTG	Footing	TOB	Top Of Beam
GA	Gauge	TOF	Top Of Concrete Top Of Footing
GALV GC	Galvanize(d) General Contractor	TOS TOW	Top Of Steel Top Of Wall
GL	Glued-Laminated Wood	TRANSV TYP	Transverse Typical
Н НD	Height Hold-down		Liploss Noted Otherwise
HDR	Header		
HORIZ	nanger Horizontal	VERT VIF	vertical Verify In Field
HSS	Hollow Structural Section	VNR	Veneer
I.F. INCI	Inside Face Include(d), Including	W w/	Wide-Flange Beam, Wide, Wid With
INSUL	Insulation	WF	Wide-Flange Without
(11) N -		WP	Working Point
JN I JST	Joint Joist	WWF	Welded-Wire Fabric
<u>סייא איים</u> 			
<u>}</u>			
		ABOVE	
, 		VALL	
<u> </u>	SHEAR WALL OR BR	ACED WALL	
		AMING MEME	BER
_	JOIST OR DECK SPA	N DIRECTION	I
	BEAM OR HEADER		
— ——			ION
		R CONNECT	
	CRIPPLE POST		
	COLUMN OR POST C TO NEXT I EVEI	ONTINUES U	P
		ON	
<u> </u>		OUS SHOWN	
<u>−∽</u>	SIEP IN TOP OF FOO	HING	
	STEP IN TOP OF WAL	L	

GARAGE FOUNDATION PLAN

SCALE: 1/4" = 1'-0" PLAN NOTES:

- TRUE 1. SEE S0.0 FOR SYMBOLS LEGEND, ABBREVIATIONS, TYPICAL DETAILS, AND GENERAL NOTES. 2. ALL ELEVATIONS ARE BASED ON A REFERENCE ELEVATION OF 100'-0" AT THE MAIN FLOOR AND DO
 - NOT REFLECT ACTUAL SITE ELEVATIONS. 3. TOP OF FOOTING ELEVATIONS ASSUME ADEQUATE SOILS AT BEARING ELEVATION. VERIFICATION
 - BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION IS REQUIRED. 4. VERIFY SIZE AND LOCATION OF WALL STEPS AND OPENINGS ASSOCIATED WITH DOORS AND WINDOWS WITH ARCHITECT PRIOR TO CONSTRUCTION.

	:	SPECIAL SI	HEAR WALI	L SCHEDULE		
MARK	SHTHG	EDGE NAILING	FIELD NAILING	BOT PL NAILING TO RIM	FDTN ANCHOR	REMA
SW1	7/16" PLYWD/OSB ONE SIDE	8d @ 6" OC	8d @ 12" OC	16d @ 6" OC	5/8" @ AR @ 48" OC	-
SW2	7/16" PLYWD/OSB ONE SIDE	8d @ 4" OC	8d @ 12" OC	16d @ 4" OC	5/8" @ AR @ 24" OC	-
SW3	7/16" PLYWD/OSB ONE SIDE	8d @ 3" OC	8d @ 12" OC	16d @ 3" OC	5/8" @ AR @ 16" OC	NOT
SW4	7/16" PLYWD/OSB BOTH SIDES	8d @ 6" OC	8d @ 12" OC	16d @ 3" OC	5/8" @ AR @ 16" OC	NOT
SW5	7/16" PLYWD/OSB BOTH SIDES	8d @ 4" OC	8d @ 12" OC	16d @ 2" OC, STAG	5/8" @ AR @ 12" OC	NOT 4, 5
SW6	7/16" PLYWD/OSB BOTH SIDES	8d @ 3" OC	8d @ 12" OC	16d @ 2" OC, STAG	5/8" @ AR @ 10" OC	NOT 4, 5
SW7	5/8" GYPSUM ONE SIDE	NOTE 5	NOTE 5	16d @ 2" OC, STAG	5/8" @ AR @ 48" OC	NOT
SW8	5/8" GYPSUM BOTH SIDES	NOTE 5	NOTE 5	16d @ 2" OC, STAG	5/8" @ AR @ 48" OC	NOT

1. PLYWOOD/OSB FOR SHEAR WALLS SHALL BE IN ACCORDANCE WITH WOOD SGN AND TABLE ABOVE. 2. SHEAR WALLS SHALL HAVE 2x BLOCKING AT ALL PANEL EDGES NOT SUPPORTED BY WALL

FRAMING; BLOCKING MAY BE FLAT. EDGE NAILING SHALL BE APPLIED TO ALL T&B PLs, END STUDS, BLOCKING, AND HOLDOWN STUDS. 3. WALL ANCHOR BOLTS SHALL BE PER WOOD SGN WITH SPACING SPECIFIED IN TABLE ABOVE.

4 PROVIDE 3x OR DBL 2x FRAMING MEMBERS AND BLOCKING AT ALL PANEL EDGES. STAGGER SHEATHING LAYOUT ON EA SIDE WHERE WALLS ARE SHEATHED ON BOTH FACES. PROVIDE 3x SILL PL, PT FOR WALLS AT FOUNDATION LEVEL.

6. GYPSUM WALL BOARD FASTENING SHALL BE #6x1 1/4" TYPE S OR W DRYWALL SCREWS @ 8" OC PANEL EDGES, 12" OC IN FIELD. APPLY SHEATHING TO FACE OF WALL WHERE SYMBOL IS LOCATED, UNO.

8. SOME SHEAR WALL TYPES MAY NOT BE USED IN THIS PROJECT.

GARAGE ROOF PLAN

SCALE: 1/4" = 1'-0"

- PLAN NOTES:
- TRUE 1. SEE S0.0 FOR SYMBOLS LEGEND, ABBREVIATIONS, TYPICAL DETAILS, AND GENERAL NOTES. 2. ALL ELEVATIONS ARE BASED ON A REFERENCE ELEVATION OF 100'-0" AT THE MAIN FLOOR AND DO NOT REFLECT ACTUAL SITE ELEVATIONS.
 - 3. LX INDICATES CMU HEADER. SEE DET 3/S2.1.

(E) ROOF SHTHG TO REMAIN

- (4) 11 7/8" LVL TOP CHORD. ATTACH TO (E) 2x6 w/ 2 ROWS P2 NAILS @ 8 "OC. TYP.

SHEET

S1.2

ELEVATION

CONSTRUCTION SEQUENCE

- REMOVE ONLY ENOUGH MASONRY TO SET BEARING PLATE EA END. GROUT CELLS SOLID 24" MIN UNDER BEARING PLATES.
- SET BASE PLATES ON 3/8" GROUT AND LEVEL PLATES. 4. SAWCUT HORIZONTAL BED JOINTS TO FIT CHANNEL FLANGES ON ONE SIDE OF
- WALL ONLY. 5. SET FIRST CHANNEL IN PLACE AS SHOWN.
- 6. SAWCUT MASONRY ON OTHER SIDE OF WALL AND SET SECOND CHANNEL 7. DRILL THROUGH MASONRY WALL AT BOLT LOCATIONS AND SET BOLTS. DO NOT OVERTIGHTEN.
- 8. WELD CHANNELS TO BASE PLATES.
- 9. GROUT BETWEEN TOP FLANGES OF CHANNELS AND TOP OF SAWCUT JOINTS WHERE MASONRY DOES NOT ALREADY BEAR ON FLANGE OF CHANNEL.
- 10. SAWCUT VERTICAL JAMB AT EACH END OF PLANNED OPENING. 11. REMOVE MASONRY UNDER LINTEL.
- 12. WELD BOTTOM PLATE TO CHANNELS AS SHOWN.

TYPICAL CMU LINTEL

14 SCALE: 3/4" = 1'-0"

SECTION A-A

(2) ROWS 16d NAILS @ —

6" OC THROUGH (E) BOT

FULLY PACK BM WEB w/

2x BOTH SIDES, TIGHT TO

BOT FLG. 1/2"Ø TB (A307)

(N) STL BM

SCALE: 3/4" = 1'-0"

RE: S1.1

@ 12" OC @ BM MID-HT.

12

NAIL BOT PL ----

OR SW SCHED

PER WOOD SGN

LSL RIM BOARD -

CONT DBL 2>

NAIL BOT PL —

PER WOOD SGN

LSL RIM BOARD -

OR SW SCHED

TOP PL

CONT 2x TOP PL PER 8/S2.0 -

— (E) WALL FRAMING

(E) FLR SHTHG

T.O. PLYWD SEE PLAN

(E) JST w/ (N) HGR

PER PLAN, TYP

- STL BM PER PLAN

- WALL FRAMING & SHTHG

PER WOOD SGN OR SW

- (5) P2 NAILS TO BLKG

- FLR SHTHG & NAILING

PER WOOD SGN

— FLR JSTs PER PLAN

– JST BLKG @ 48" OC

- SIMPSON A35 @ 16" OC

- WALL FRAMING & SHTHG

PER WOOD SGN OR SW

FLR SHTHG & NAILING

T.O. PLYWD

PER WOOD SGN

SCHED, TYP

T.O. PLYWD SEE PLAN

TYP FLR - JSTs PLL

SCALE: 3/4" = 1'-0"

RE: S1.1

RE: S1.1

SCHED, TYP

PL TO BM TOP PL

T.O. PLYWD SEE PLAN

- BM TOP PL PER 8/S2.0

BM PER PLAN

SHEAR CONN PER 9/S2.0

_12122023.plr ≥́ 'N

Floor Area Calculations				
City of Aspen 312 W Hyman Zoning Submission	'n			
Existing Main Level Floor Area Calculations				
Main Level Gross Floor Area (Sq Ft)	824	Garage is 269 Sq Ft, attached		
Main Level Countable Floor Area (Sq Ft)	1,091			
Existing Deck/Porch Floor Area Calculations	301	Exempt per 26.575.020.D5, Structural Stairs 60 Sq Ft		
Front Porch Gross Floor Area (Sq Ft)	301	Exempt per 15% of allowable, 15% of 3,240 = 486		
Deck/Porch Countable Floor Area (Sq Ft)	0			
Total Existing Floor Area Calculations				
Sub-grade Floor Area (Sq Ft)	0			
Lower Level Floor Area (Sq Ft)	880			
Main Level Floor Area (Sq Ft)	789	Subtracted Stairs at upper level		
Deck/Porch Floor Area (Sq Ft)	0			
Total Existing Floor Area (Sq Ft	1,669			

Floor Area Calculations Spring 2023 SCALE: 1' = 1'-0"

Jeffrey H. Woodruff AIA, NCARB, LEED AP Cloud Hill Design, LLC Snowmass CO 81654 USA

INTEGRATED DESIGN TEAM Civil Grading and Drainage Jay Engstrom, P.E. Crystal River Civil, LLC Landscape Architect Jennifer M. Dolecki-Smith, RLA Escape Garden Design, LLC

Structural Engineer Brian Rossiter, P.E. bwr.pe

Contractor

312 W Hyman Ave 312 W Hyman Ave Lots P+Q, Block 46 Aspen CO 81611 USA/ Pitkin County UGB, City of Aspen

312 W Hyman Ave Aspen CO 81611 USA

Powder Day Skiiing, LLC, David A Tarrab Mees

Account # R000145 Parcel ID # 273512464006

08/22/21 COA- HPO Site Visit

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Floor Area Calculations

N	

Z001

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-2

(3)

-4

59 sq ft

- New Exterior Deck (North East)

Exterior Structural

Stairs Counted on 2nd Floor

- Exterior Deck (Extended to the North)

Second Floor- Floor Area SCALE: 1/8" = 1'-0"

1/0	_	

City of Aspen 312 W Hyman Zoning Submission			
Proposed Main Level Floor Area Calculations			
Main Level Gross Floor Area (Sg Ft)	1 227	Garage converted to habitable	
Main Level Countable Floor Area (Sg Ft)	1,227		
	.,	Table 26.575.020-2,Size of Garage or Carport First 0 to 250 square feet	
Proposed Deck/Porch Floor Area Calculations			
Front Porch Gross Floor Area (Sq Ft)	311	Exempt per 15% of allowable, 15% of 3,240 = 486, Front deck is 311, rear deck is 53.25. 364.25 < 486	
Rear Porch Gross Floor Area (Sq Ft)	53.25	Exempt per 15% of allowable, 15% of 3,240 = 486, Front deck is 311, rear deck is 53.25. $364.25 < 486$	
Deck/Porch Countable Floor Area (Sq Ft)	0	Exempt per 26.575.020.D5	
Structural Steps Floor Area (Sq Ft)	59	Exempt per 26.575.020.D5, as per Assessor, exterior steps	
Deck/Porch Countable Floor Area (Sq Ft)	0	Exempt per 15% of allowable 3240 *.15 = 486, 311 < 486	
Total Existing Floor Area Calculations			
Sub-grade Floor Area (Sq Ft)	0		
Lower Level Floor Area (Sq Ft)	1,227	Garage converted to habitable, extend habitable to the N and E	
Main Level Floor Area (Sq Ft)	952	Extend floor plate to the North and East	
Total Proposed Floor Area (Sq Ft)	2,179	Allowed is 3,240 SF	
Garage above 250, Square footage as per Next 251 to 500 square feet, 64 SF counts @ 50% so 32 SF to Floor Area. See City of Aspen Bonus Square Footage of 434 SF as per seller contract dated 1/14/2019	Q	Garage is 330 SF and trash enclosure (31 SF attached to garage). But as per HPC and City of Aspen contract with current owner 434 SF is a bonus square footage. So zero of the garage counts toward SF. Trash enclosure under COA maximum.	
	2,179	Max floor area = 3,240	
	1,061	Remaining floor area = 3,240 - 2,179 = 1,061	
		Trash container is exempt	
		Storage under the stairs is exempt	
		Exterior stairs are exempt as per LUC	

Floor Area Calculations Spring 2023 SCALE: 1' = 1'-0"

cloud hill derign. llc

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Floor Area Calculations

Zoning Note: Height Measurement (Z002): since the ridge line of the structure is below the height maximum, this works. +18'-3" 3 Roof +9'-3" 2 Second Floor <stucco ±0" 1 First Floor

1West Elevation HeightZ003SCALE: 1/4" = 1'-0"

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12122023.pln

Exposed Wall Legend

Existing Wall to Remain

Wall Area to be Removed

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Demoltion Calculations				
City of Aspen 312 West Hyman Zoning Submission				
Wall Demolition				
Wall Label	Individual Wall Area (Sq Ft)	Area Reduced or Fenestration (Sq Ft)	Area of Wall to be Removed (Sq Ft)	
A- North Wall	535	69	390	
B- North Wall	39	24	15	
C- East Wall	95	10	85	
D- East Wall	20	0	20	
E- East Wall	72	11	61	
F- East Wall	456	67	0	
G- South Wall	598	194	0	
I- West Wall	647	111	67	
Roof Demolition (Area of Roof for two Skylights)	1295	0	22	
Wall Surface Area Total (Sq Ft)	3757			
Area Reduced for Fenestration (Sq Ft)		486		
Area Used for Demo Calculation			660	
Demolition Totals				
Roof and Wall Area Used for Demo Calculation (Sq Ft)			660	
Surface Area to be Removed (Sq Ft)				
Total			660	

1

2 Z004

3 Z004

Floor Area Calculations Spring 2023 SCALE: 1' = 1'-0"

Roof- Plan Shows Demo of Roof for Skylights as per table SCALE: 1/16" = 1'-0"

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Site is 5976 sq ft as per survey. Site Coverage is not triggered as per LUC.

Maximum site coverage: No Limitation

Site notes from LUC:

Sheds, Storage Areas, and similar Accessory Structures. Sheds, storage areas, greenhouses, and similar uninhabitable accessory structures, not within a garage, are exempt from floor area limitations up to a maximum exemption of thirty-two (32) square feet per residence. Storage areas within a garage shall be treated as garage space eligible for the garage exemption only. Accessory structures thirty-six (36) inches or less in height, as measured from finished grade, shall be exempt from Floor Area calculations (also see setback limitations). Accessory structures that are both larger than thirty-two (32) square feet per primary residence and more than thirty-six (36) inches in height shall be included in their entirety in the calculation of Floor Area. Properties which do not contain residential units are not eligible for this Floor Area exemption.

If the property adjoins an alleyway, the trash and recycle service area shall be along and accessed from the alleyway

cloud hill derign. llc

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Site Coverage

Z005

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Proposed Development						
Zoning Allowance and Project Sum	mary					
City of Aspen 312 W Hyman Zoning	Submission					
Proposed Development	Single Family Remo	del Addition				
Parcel #	273512464006					
Zone District	R6					
	Existing	Allowed (Principal)	Allowed (Accessory)	Proposed (Principal)	Proposed Accessory	LUC Reference
Setbacks						26.710.060
Front	19'-7"	25'	25'	19'-7"	n/a	26.710.060
Rear	33'-6"	10'	5'	33'-6"	5'	26.710.060
Combined Front/Rear						26.710.060
East Side	2'-4"	5'	5'	2'-4"	5'	26.710.060
West Side	11 2/3'	10'	10'	11 2/3'	3'	26.710.040 Medium-Density Residential (R-6).
Combined Side	15'	15'	15'	5.4' No change to West Principal	3.0', Garage/ Combined Variance Approved for site at Substantial	Combined Side Set Back Approved by HPC at Substantial
Distance between Buildings	N/A	N/A	10' 3", between the garage and the principal	N/A	10' 3", between the garage and the principal, 5' between garage and concrete retaining wall	26.710.060
Corner Lot	N/A	N/A	n/a	N/A	N/A	26.710.060
Floor Area (Square Feet)	1,669	3,240		2,163		
Supplemental Preskdeurs Info	Eviating	Doguirod		Dranaad		
Supplemental Breakdown Inio	Existing	Net Deg for				
Net Leasable/Comm (Sq Ft)		Residential		N/A		26.575.020.1.
Open Space %	80.79%	Not Req for R-6		73.90%		26.710.060
Site Coverage	19.21%	Not Req for R-6		26.10%		26.710.060
On-Site Parking	2	2		2		26.515.030
Site Coverage	Existing					LUC Reference
Gross Lot Area (Sq Ft)	6,000			6,000		Z-007, Lot is RS-6
Area of Building Footprint (Sq Ft)	1148	1091+41+16		1,588	1227+330+31	26.575.020.G.
Site Coverage	19.13%			26.47%		
Land Value Summary	Actual Value					
Land	\$3,200.000					
Improvements	\$718.000					
Total	\$3.918.000					

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Structural Engineer Brian Rossiter, P.E. bwr.pe

Contractor

312 W Hyman Ave 312 W Hyman Ave Lots P+Q, Block 46 Aspen CO 81611 USA/ Pitkin County UGB, City of Aspen

312 W Hyman Ave Aspen CO 81611 USA

Powder Day Skiiing, LLC, David A Tarrab Mees

Account # R000145 Parcel ID # 273512464006

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Zoning Summary

Z006

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Forestry Site Coverage

Z008

Site Total RS-6 6000 SF

Tree Protection Zone/Pervious Space

North/East Trees680.25 SFSouth State Tree760.25 SFTree Site Coverage1,440.50 SFTree Site %24.01%

Impervious Site CoverageChalet1210.75 SF

Chalet Garage Enclosure Build out site Build out site %

Pervious Open Space

 North
 1020.75 SF

 South East
 488.75 SF

 South West
 392.75 SF

 West Tree
 464.75 SF *

 East Tree
 271.75 SF *

 Open Space
 2638.75

 Open Space%
 43.98%

Pavers/skirt

* East and West Deciduous trees counted toward open space

~5.80%

330.00 SF

32.25 SF

1573.00

26.21%

North West Garage/Trash Enclosure

^o Aligned with existing site disturbance, the railroad tie retaining wall

^o Leaves the largest open space in the backyard
^o No/little impact to trees #3, #4 and #5 and no impact to

^o No/little impact to trees #3, #4 and #5 and no impact to Aspens along East property line

^o Does not interfere with existing utilities (maybe gas, but not electric)

° Benefits to house across alley (north), views to Shadow Mountain

^o Minor negative to St Moritz, but ridge line is 12'-6" and grade steps down 3' grade (from the property line to the NE corner of the garage) and 6' retaining wall, so impact is negligible to St Moritz

^o Distance between the Garage and the Residence is 11', goes to 12' with the 2.5' side setback

^o Keep all trees, gravel between the alley and the garage
^o Distance between the property line and Tree #1 is 15'-7", if the neighboring retaining wall is plum and does not encroach on the West property line.

EXISTING

2. Second Floor SCALE: 1/8" = 1'-0"

23

APPROVED HPC RESO #5 2023

APPROVED BY HPO/S&M 10.18.23

Amendment SCALE: 1/8" = 1'-0"

Approved

H1

6 H1

<u>1</u> H1

First Floor SCALE: 1/8" = 1'-0"

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SHEET TITLE

Existing, HPC Approved, HPO Approved

H1

EXISTING

Roof Existing SCALE: 1/8" = 1'-0"

122023. 3

 4
 Approved

 H2
 H2

<u>1</u> H2

Approved SCALE: 1/8" = 1'-0"

From HPO/S&M

In the building permit, please provide more detail on the vertical siding for the addition, clarifying whether it will be T&G or butt jointed vertical boards. Please clarify the width of the vertical boards, which should be similar to the exposure of the clapboards on the historic resource.

From Architect/Contractor

The vertical will be either ship lap or t&g, the width will be field verified and match the existing historical clapboard siding (exposed width of new siding to match historical)

EXISTING

In the building permit, please clearly detail how historic materials will be retained on the upper level of the northeast façade, while accommodating the doors and windows being added at the new bedroom deck.

Contractor to remove and retain, historical wood from north , east and west facades. architect and contractor to select best historic wood for northeast facade, over new building wrap, after new fenestration installed, etc.

22023. \sim

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Existing, HPC Approved, HPO Approved

H4

New Garage Roofing, Copper Cote T-Lock, Berridge (Grey or Brown to work with new stucco garage)

Proposed Chalet Materials

New Exterior Windows at Addition

with E272, same glass as new)

(only). Existing are double pane IGUs

New Exterior Cladding

Path lighting exists in the rear of the chalet. The monument has been removed. Two path lights in the front of the chalet (on the 3' path) as per L.2.002. Cut sheet are on L.2.002. Lighting conforms to revised/draft COA exterior lighting ordinance. Narrowed entry path to 3'-0"

Landscape, Civil & Architectural show 2x 2 strips (gravel fines) with grass in between.

All railroad ties removed. Apparent encroachment in South East corner of the property removed. 312 W Hyman to seed mix (fescue) current driveway, except a single two-strip for parking.

(1) (A101)

Ited combined 5.4' Setback as per new plumb 6' concrete Wall. 3.0' from West property Interior face with 2 x Type x 5/8" drywall. As per UL U305 1 Hour Firewall,R302.1(1), Exterior Stucco over exterior Exterior Stucco over exterior $\int \frac{1}{4}$ gyp. with Type X core 312 West Hyman Garage F.F.E. = 7902.86 St Moritz Retaining wall (new, St Moritz Retaining wan (ucw, plum and 2' from property line), approx. 6' high 330.25/sq/ft \gtrsim SETBACK SIDE F.F.E. = 7901.36Ð 1/) 10 F.F.E. = 7901.33' 6' x 6' snow melt pre wire F.F.E. offset with onsite solar (2) ╞━╪━╪━╁┍┥ ╘<u>╘╼╼┶╼</u>┎┸┍╴╴ 3 H'FRONT,S. ACCESSORY BUILDING 312 West Hyman "Bedroom" F.F.E. = 7901.31 1,227 sq ft B С 13² 13⁴ 15 sod, see landscape OSM +00et 79.02 2903

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CMP Site Plan SCALE: 1" = 1'-0"

3rd Street

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Contractor Site Plan CMP

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SHEET TITLE

Main Level Proposed Plan

SHEET 40

Smoke Alarms

R314.2.1 New Constructionprovided in dwelling units

R314.3 Location in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms Required in uninhabitable attics

R314.3.1 Installation near cooking appliances

R314.5 Combination alarmscombination smoke and carbon monoxide alarms shall be permitted (in lieu of smoke alarms)

Carbon Monoxide Alarms R315.2.1 Carbon Monoxide New Construction- required due to attached garage with an opening that communicates with the dwelling unit.

R315.3 Location- in dwelling units, outside of each separate sleeping area in the vicinity of the bedrooms.

Code Information SCALE: 1/4" = 1'-0"

Ν

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SHEET TITLE

Second Level Proposed Plan

Smoke Alarms R314.2.1 New Constructionprovided in dwelling units

R314.3 Location in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms Required in uninhabitable attics

R314.3.1 Installation near cooking appliances

R314.5 Combination alarmscombination smoke and carbon monoxide alarms shall be permitted (in lieu of smoke alarms)

Carbon Monoxide Alarms R315.2.1 Carbon Monoxide New Construction- required due to attached garage with an opening that communicates with the dwelling unit.

R315.3 Location- in dwelling units, outside of each separate sleeping area in the vicinity of the bedrooms.

Code Information SCALE: 1/4" = 1'-0"

1' Garage Overhang, typ

Gutters and downspouts as per Civil Grading and Drainage

Note:

Today this is a cold roof with attic vents. The current attic vents and screens are in disrepair (upon viewing from the attic). We are removing the dropped ceiling, removing the attic vents and exposing the rafters, adding insulation and updating the light and vent in a Chalet style.

The attic vent(s) will be converted to fenestration of the same size rough opening, (a hopper for light and vent, will not interfere with the south facing Juliet balcony).

U-Value for horizontal fenestration = .50 as per IECC 2021

As per currently adopted IRC

Section R910 Snow shed design. Roofs shall be designed so that they do not shed ice and snow onto adjoining properties or potentially occupied areas such as a walkway, stairway, alley, deck, pedestrian and vehicular exit from buildings or areas where there is potential for personal injury or property damage and areas directly above or in front of gas utility or electric utility meters. (Ord. 40-2016)

Section 1513 Snow shed design. Roofs shall be designed so that they do not shed ice and snow onto adjacent properties and potentially occupied areas such as a walkway, stairway, alley, deck, pedestrian and vehicular exit from buildings or areas where there is potential for personal injury or property damage and areas directly above or in front of gas utility or electric utility meters.

Two bar snow pipes as per submittal, specifications.

Radon (roof penetration) to be replaced (interior, update to slab (penetrations), existing roof penetration to be used) for relocated fan/vent	0	
Snow Pipes (health and safety), As per City of Aspen R910 and Section 1513 Protected entry, as per Ord. 40-2016 As per Substantial Approval ASG PP115 2 Pipe System with Brackets Spaces 24 " OC		
2		
Gutters as per Civil Grading and Drainage, required by City of Aspen at entry, recommended by COA Historic Guidelines, required by Architect		
3		
4		
1 Roof Plan		
A105 / SCALE 1/4" - 1'0"		

SCALE: 1/4" = 1'-0"

6kw solar electric system for (2) separate meters based on 16 panels on the garage. With 10% shade loss and 15% snow loss for the year the system will produce about 14,862kWh. For the batteries= (5). The homeowner's goals are to have the batteries supplying power for both panels during a grid outage for hours or days during the winter, hence the larger size. During the winter with snow coverage, the panels would not produce much to replenish the

Roof is a Zinc Grey Standing Seam Tee-Panel (profile) Metal Roof by Berridge Manufacturing Company. Gutters, downspouts, downspout clips and elbows are all Zinc Grey. Fascia is Zinc Grey. (The main chalet is a black asphaltic roof and a city heat island. The garage will be Zinc Grey and the solar panels will absorb the solar

> Complying with Chapter 7 Historic Preservation Guidelines Gutters, Downspouts, Snowstops, and Snow Fences

Gutters and downspouts are used to divert water away from a structure.

Snow fences are used to protect inhabitants and the building from the sudden snow avalanches that rip off architectural details and can cause serious injury. Gutters can be seen in some 19th century photos of historic buildings and are more common on AspenModern structures. Overall, the visual impact of these functional elements

7.10 Design gutters so that their visibility on the structure is minimized to the extent

• Downspouts should be placed in locations that are not visible from the street if possible, or in locations that do not obscure architectural detailing on the building.

• The material used for the gutters should be in character with the style of the building.

IBC 1504.6.1Gutter securement for low-slope roofs.

Gutters that are used to secure the perimeter edge of the roof membrane on low-slope (less than 2:12 slope) built-up, modified bitumen, and single-ply roofs, shall be designed, constructed and installed to resist wind loads in accordance with Section 1609 and shall be tested in accordance with Test Methods G-1 and G-2 of SPRI GT-1

Character of gutter, downspout, downspout straps and elbows

Style of Gutter: Box Style A1, 24 Gage Galvalume, Box Downspout, downspout straps and Elbow in 3" x 4" in 24 Gage Galvalume, color to match decorative trim. (Today the brown decorative fascia has a brown gutter in ~K style on the East decorative

The existing gutters to be removed, and re-installed with Box Style A1 to match the decorative trim. Blocking should be added (interior face of the decorative trim, toe nailed to the rafters, painted to match and guarddog 2" (or sim.) screws should used to install the new gutters (piercing the decorative trim and the newly installed blocking) (Existing) Gutters to be replaced and installed as per mfr. Otherwise the existing (east) gutters will shear from the decorative trim.

The decorative fascia is not covered by the current East gutters. The former owner installed gutters without accounting for the run off from the west side of the site and did not file a construction management plan; so the water is imperiling the fascia, the structure and not handled onsite as per City Engineering. The installed gutters on the east side of the building threaten the decorative fascia.

Gutters, Box Style A measure 3" deep/high and 4" wide (minimum as per mfr.) West: The interior measurement of the fascia on the West is 10 1/4" deep/high. East: The east gutters will not cover the decorative fascia, which appear narrower at ~8" deep. The east gutters, as currently installed do not cover the decorative facia, but are a building and health and safety concern (all hardware daylights, shiners, typ).

Gutters exist on the East fascia, as per City of Aspen adopted building code, they were not properly installed and jeopardize the historic

Install as per mfr. with blocking toenailed to the rafters, as per arch.

A dry well holds run-off from the east gable. The Trex deck drains to

Gutters on the west gable and a new dry well to the North of the structure bring the historic structure into compliance with the city of Aspen adopted building code (protection of occupants at entry and onsite capture and dispersion of water events).

Gutters and snow guards are required as per city of aspen 2016 Ord .40.

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SHEET TITLE

SHEET 42

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Roof Plan Proposed

A105

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Main Level Existing Plan

A106

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Second Level Existing Plan

A107

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Roof Plan Existing

A108

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Contractor

Smoke Detector CO Detector

Can (IC Rated at Entry)

-O- Pendant (Ceiling Mounted)

_____ Linear LED (Under Counter)

Dining Chandelier by Owner

SM LED Area Light (Bathe)

Single Pole Switch

Three Way Switch

HO-W Wall Washer/bed luminaire

C Exterior Light

_____ Track light/WW

Ceiling Fan

- ()-

Lighting Key

SCALE: 1/4" = 1'-0"

(1) (A110) SM LED

-Ō-

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Main Level RCP

A110

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Structural Engineer Brian Rossiter, P.E. bwr.pe

Contractor

Smoke Detector CO Detector

Can (IC Rated at Entry)

-O- Pendant (Ceiling Mounted)

_____ Linear LED (Under Counter)

Dining Chandelier by Owner

SM LED Area Light (Bathe)

Single Pole Switch

Three Way Switch

SCALE: 1/4" = 1'-0"

HO-W Wall Washer/bed luminaire

C Exterior Light

_____ SM LED

 \odot

Lighting Key

1 A110 Ceiling Fan

-**O**-

312 W Hyman Ave 312 W Hyman Ave Lots P+Q, Block 46 Aspen CO 81611 USA/ Pitkin County UGB, City of Aspen

312 W Hyman Ave Aspen CO 81611 USA

Powder Day Skiiing, LLC, David A Tarrab Mees

Account # R000145 Parcel ID # 273512464006

08/22/21 COA- HPO Site Visit

02/26/22 COA- HPC Conceptual I

04/27/22 COA- HPC Conceptual II

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04/12/23 COA- HPC Substantial

06/28/23 COA- Permit Submittal

PROJECT NO: Project No. 116 MODEL FILE: 312_W_Hyman_12122023.pln DRAWN BY: Jeffrey H Woodruff COPYRIGHT:

SHEET TITLE

SHEET 47

Second Level RCP

A110

q 2122023.

22023. Ň

12122023.pli

12122023.plr

12122023.pli

cloud hill derign. Ilc

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Garage Elevations

Jsers/jeffrey/Documents/Cloud Hill/312 West Hyman/312_W_Hyman_12122023.pln

<bathe #2>

SCALE: 1/4" = 1'-0"

16 A400

12122023.pl

12122023.pln

N	SCHEDULE	

ACCESORIES		U-VALUE	TEMPERED	REMARKS
		N/A		Existing: wall nook, not a window
	Loå2 -272	.25	\boxtimes	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
	E272/I89	.27	\boxtimes	NEW Loewen, AI Clad
	E272/I89	.27	\boxtimes	NEW Loewen, AI Clad
	Loå2 -272	.25	\boxtimes	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
	Loå2 -272	.25	\boxtimes	NEW Loewen, AI Clad
	Loå2 -272	.25	\boxtimes	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
	E272/I89	.27	\boxtimes	NEW Loewen, AI Clad
		.27	\boxtimes	NEW Loewen, AI Clad
	E272/I89	.27	\boxtimes	NEW Loewen, AI Clad
	Loå2 -272	.25	\boxtimes	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
	E272/I89	.27	\boxtimes	NEW Loewen, AI Clad
	E272/I89	.27	\boxtimes	NEW Loewen, Al Clad, Awning
	E272/I89	.25	\boxtimes	NEW Loewen, Al Clad, Awning
	Loå2 -272	.25	\boxtimes	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
	Loå2 -272	.25	\boxtimes	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
	Loå2 -272	.25	\boxtimes	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
	Loå2 -272	.25	\boxtimes	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
	Loå2 -272	.25	\boxtimes	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
	E272/I89	.27	\boxtimes	NEW Loewen, AI Clad
	E272/I89	.27		NEW Loewen, AI Clad
	E272/I89	.27		NEW Loewen, AI Clad

cloud hill derign. llc

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SHEET TITLE

Schedules

SHEET 59

								DOOR SCH	IEDULE					
NUMBER				DOOR LEAF						HARD		RATI	NGS	
ID	ROOM NAME	NOMINAL WIDTH	NOMINAL HEIGHT	LEAF THICKNESS	MATERIAL	TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	WARE	ACCESORIES	FIRE	STC	
D1 L1		3'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Primary Bedroom
D1 L1		3'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Primary Bedroom
D1 L1		3'-0"	6'-8"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Interior, 1/2 bathe
D 1E		6'-0"	7'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Loewen, 2nd Floo
D 1E		3'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Existing, no chang
D 1N		6'-0"	7'-8"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		NEW Loewen, Al
D 2N		6'-0"	7'-8"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		NEW Loewen, Al
D 2S		7'-9"	6'-5"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Existing Garage D
D 3E		3'-0"	2'-9"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Louvered stair do
D 3S		7'-9"	6'-5"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Existing Garage D
D 4S		7'-9"	6'-5"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		NEW Loewen Slic
D 5S		7'-9"	6'-5"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		NEW Loewen Slic
D 6W		3'-10"	7'-6"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Existing door, repl
D 22E		3'-0"	6'-6"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Existing door, repl
D B1		2'-6"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Interior, Lower We
D B2		2'-6"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Interior, Lower We
D B3		2'-6"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Interior, Lower We
D B5		2'-6"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Interior, Lower Ea
D B6		2'-10"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Interior, 1/2 bathe
D B6		2'-0"	8'-0"	0 1/4"	ALUM / GLASS		A600	A600	A600			Non-Rated		Interior, Lower Ea
D B8		2'-0"	8'-0"	0 1/4"	ALUM / GLASS		A600	A600	A600			Non-Rated		Interior, Lower Ea
D B 3		8'-0"	8'-0"	1 3/4"	HM		A600	A600	A600			1 hour		Interior, Mechanic
D G1		3'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		NEW Loewen Ga
D G1		3'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		NEW Loewen Ga
D GAR1		12'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Garage door, new
D GAR1		12'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Garage door, new
D GAR2		5'-0"	6'-9"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Trash enclosure d
D GAR2		5'-0"	6'-9"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Trash enclosure d
D M 2		2'-8"	6'-0"	1 3/4"	HM		A600	A600	A600			1 hour		Interior, Mechanic
D M 2		2'-8"	8'-0"	1 3/4"	HM		A600	A600	A600			1 hour		Interior, Mechanic
D PB1		2'-10"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated		Primary Bedroom
••														

SCALE: 1:0.95

5/8" GWB R-.61 2X6 FRAMING R-21 BATT STRUCTURAL PLY AIR AND VAPOR BARRIER 1 1/2" RIGID INSUL. W/ 1 X FURRING R-9.3 AIR SPACE WOOD SIDING TOTAL R-VALUE = 30.91

5/8" GWB 2X6 FRAMING R-21 BATT STRUCTURAL PLY AIR AND VAPOR BARRIER 1 1/2" RIGID INSUL. W/ 1 X FURRING R-9.3 AIR SPACE VERTICAL WOOD CLADDING, SHIP LAP, CLASS B OR BETTER TOTAL R-VALUE = 30.91

W2

5/8" GWB (OR TWO LAYERS MRG) R-.5625 10 GAUGE STEEL (BOX) FIBER CEMENT BOARD STRUCTURAL PLY R-.62 AIR AND VAPOR BARRIER 1 1/2" RIGID INSUL. W/ 1 X FURRING R-5 AIR SPACE STUCCO TOTAL R-VALUE = 16.5

W 6 Chimney and Flu (Rebuilt)

5/8" GWB 2X4 FRAMING ACCOUSTIC BAT INSUL. 5/8" GWB

W5

SCALE: 1" = 1'-0"

Assemblies

HISTORIC BUILDING

TOTAL R VALUE = 21

DRAINAGE MAT (BELOW GRADE ONLY) WATERPROOFING (BELOW GRADE ONLY) CONCRETE MASONRY UNIT 3/4" AIR GAP 2 X 4 FRAMING 3.5" CLOSED CELL SPRAY FOAM INSULATION, R-21 5/8" GWB

HISTORIC ROOF

- torch applied 3 layer asphalt
 1/2" DENSDECK, THERMAL, MOISTURE, WIND BARRIER (Not on file) • 1 1/2" POLYISO RIGID INSUL R7.5 (Not on file) • 3/4" SHEATHING
- WOOD RAFTERS RE: STRUCT
 SPRAY FOAM (7" @ 6.5R/in) R45.5 HAT CHANNELS
- WOOD T&G TOTAL R VALUE = R53 COA DEWPOINT CALCULATOR: R Value of Assembly = 55.32 Temp. of Condensing Surface = 68.9

(must be greater than 41 degrees) R1

W3 (Existing CMU), add continuous insulation (interior) at habitable spaces, to add R-5 to R-9.3 to assembly for thermal comfort

2 x 5/8" (if required at prop. line) 2 x 6 framing (as per struct, R-21 batt). STRUCTURAL PLY **AIR AND VAPOR BARRIER** 1 1/2" RIGID INSUL. W/ 1 X FURRING R-5 AIR SPACE STUCCO TOTAL R-VALUE = 26

W4 (NEW addition, Garage, 1 Hour Firewall)

- SLAB ON GRADE • 2" RIGID INSULATION
- 15 MIL VAPOR RETARDER • 4" GRAVEL
- UNDISTURBED OR COMPACTED SUBGRADE

Patio Door

Awning Push Out

(2) (A600)

Bi Parting Jamb (may need a jamb extension), or wrap cladding to jaml

F1

Loewen Wood Clad Plan Details (Generic Assembly)

• STANDING SEAM METAL ROOF • 1/2" DENSDECK • 1 1/2" POLYISO RIGID INSUL R7.5 3/4" SHEATHING
WOOD RAFTERS RE: STRUCT
SPRAY FOAM (7" @ 6.5R/in) R45.5 HAT CHANNELS GWB

TOTAL R VALUE = R53 COA DEWPOINT CALCULATOR: R Value of Assembly = 55.32 Temp. of Condensing Surface = 68.9 (must be greater than 41 degrees) R2

• SYTHETIC DECKING MATERIAL SLEEPERS

- 1/2" DENSDECK • 1 1/2" POLYISO RIGID INSUL R7.5
- 3/4" SHEATHING
- WOOD RAFTERS RE: STRUCT
 SPRAY FOAM (7" @ 6.5R/in) R45.5 HAT CHANNELS

 GWB TOTAL R VALUE = R53 COA DEWPOINT CALCULATOR: R Value of Assembly = 55.32 Temp. of Condensing Surface = 68.9 (must be greater than 41 degrees) R3

CARPET AND PAD
3/4" PLYWOOD(UNDERLAYMENT GRADE)

- 1X2 SLEEPERS • 2" RIGID INSULATION
- 15 MIL VAPOR RETARDER • 4" GRAVEL

UNDISTURBED OR COMPACTED
 SUBGRADE

F2

Loewen Wood Clad Plan Details (Generic Assembly)

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SHEET TITLE

Assemblies & Plan Details

A601

Velux Models SCALE: 1' = 1'-0"

Velux Blinds

							г — ¬	l							
SIZE - W" x H"	н														NEW SIZE
Description	1430	1446	22222	2230	2234	2246	2270	3030	3046	3055	3434	3446	4646	4672	
Inside Curb	14 ½ x 30 ½	14 ½ x 46 %	22 ½ x 22 ½	22 ½ x 30 ½	22 ⅓x 34 %	22 ½ x 46 ⅓	22 ½ x 70 ½	30 ½ x 30 ⅓	30 ½ x 46 ⅓	30 ½ x 55 %	34∀₂x 34½	34 ½ x 46%	46 ½ x 46 ½	461/5x 72 %	
Outside Curb	17%x 33%	17 % x 49 %	25 % 25 %	25 ³ /x 33 ³ /2	25 ½ x 37 ½	25 % x 49 %	25 ⅓x 73 %	33 ½ x 33 ½	33 ½ x 49 ½	33 ½ x 58 ½	37 % x 37 %	37%x 49%	49 ½ x 49 ½	4916x 7516	
Maximum Skylight Clearance	18%x 34%	18 ½ x 50 %	26 %x 26 %	26% x 34%	26 % x 38 %	26 %x 50 %	26 % x 74 %	34 % x 34 %	34% x 50%	34 % x 59 %	38 % x 38 %	383/6x 50%	501/4x 501/6	50 ½ x 76 ½	

Standard Velux Sizes SCALE: 1' = 1'-0"

light shaft DASI, VELUX Digital Asset Storage Infrastructure SCALE: 1' = 1'-0"

Skylight Assembly A601 SCALE: 3" = 1'-0"

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SHEET TITLE

Assemblies- Skylights, Fenestration

A601 SHEET 61

22023. \sim

5 Tesla Powerwalls (work with CORE)

CSL Eco Downlight (Plan A) SCALE: 1' = 1'-0"

SUNPOWER[®]

312 W Hyman	n									
		Heat	Cool	1 II		1.				
	Sq Ft	BTU	BTU	cfm						
Lower Level										
LL Living/Mud	604	15.5	7.9	357		PUZ-HA42NK	(A1 0.0 ft	Pipe Dia: Liquid / Gas	Model Number	Elevation Og
Bath 2	66	2.4	1.2	60	01			Pipe Length (Elbows)	Address / Group	/ Room / Tag
Bed 2	260	6.2	3	154	0	200 4 500	PVA-A42AA7 0.0 #	32 351 BTUD (30	523 BTUM	Fet Cooling
Bed 3	220	7.7	2.7	140	System 1	16.0ft (4)	N/A / 1 / Lower level	34,086 8TU/h		Est. Heating
Bath 3	60	2.3	1.2	59						
	1210	34.1	16	770		1				
PVA-A42AA7		33.3	32.1	1040						
PUZ-HA42NKA1										
						PUZ-HA42N	KA1 0.0 t	Dise Dis Limit / On	Model Numb	er Elevation
Upper Level					2014			Pipe Length (Elbows	Additest/Gro	n / Room / Ta
Great Room	588	22	12.2	609				- Auguston		
Bedroom 1	168	7.4	4.3	222	1000	3/8 / 5/8	PEAD-A42AA7 10.0 m	32,142 BTU/h (2	28,161 BTU/h	Est Cooli
Bath 1 & closet	156	4.9	2.3	124	System 2	24.0ft(4)	N/A/2/ Upper Level	33.345 GT GH		Ear mean
	912	34.3	18.8	955						
PEAD-A42AA7		34.1	32.4	1024						
PUZ-HA42NKA1						1				
EH10-MPA-LB										
				1	1					

5 A- E102

312 W Hyman Cold Sourced Heat Pump- Manual J

POWERWALL

AC Voltage (Nominal)

Feed-In Type

Grid Frequency

Usable Energy

Real Power, max continuous

Apparent Power, max continuous

Maximum Supply Fault Current

Maximum Output Fault Current

Overcurrent Protection Device

Power Factor Output Range

Internal Battery DC Voltage

Round Trip Efficiency^{1,3}

Warranty

Certifications

Grid Connection

Environmental

TESLA

Emissions

Seismic

Imbalance for Split-Phase Loads

Power Factor Range (full-rated power)

³AC to battery to AC, at beginning of life.

COMPLIANCE INFORMATION

¹Values provided for 25°C (77°F), 3.3 kW charge/discharge powe

²In Backup mode, grid charge power is limited to 3.3 kW.

Real Power, peak (10s, off-grid/backup)

Total Energy

Tesla Powerwall is a fully-integrated AC battery system for residential or light commercial use. Its rechargeable lithium-ion battery pack provides energy storage for solar self-consumption, time-based control, and backup.

Powerwall's electrical interface provides a simple connection to any home or building. Its revolutionary compact design achieves market-leading energy density and is easy to install, enabling owners to quickly realize the benefits of reliable, clean power.

Apparent Power, peak (10 s, off-grid/backup) 7.2 kVA (charge and discharge)

120/240 V

Split Phase

60 Hz

14 kWh

13.5 kWh

10 kA

32 A

30 A

100%

+/- 0.85

10 years

50 V

90%

+/- 1.0 adjustable

UL 1642, UL 1741, UL 1973,

UL 9540, IEEE 1547, UN 38.3

FCC Part 15 Class B, ICES 003

RoHS Directive 2011/65/EU

AC156, IEEE 693-2005 (high)

Worldwide Compatibility

5 kW (charge and discharge)

7 kW (charge and discharge) 5.8 kVA (charge and discharge)

PERFORMANCE SPECIFICATIONS

MECHANICAL SPECIFICATIONS

Dimensions ¹	1150 mm x 755 mm x 147 mm (45.3 in x 29.6 in x 5.75 in)	
Weight ¹	114 kg (251.3 lbs)	
Mounting options	Floor or wall mount	
¹ Dimensions and weight diffe Contact Tesla for additional 753 (29	ser slightly if manufactured before March 2019. information. 3 mm 147 mm 16 in) (5.75 in) 5 L R 1150 mm (45.3 in)	

ENVIRONMENTAL SPECIFICATIONS

Operating Temperature	-20°C to 50°C (-4°F to 122°F)
Recommended Temperature	0°C to 30°C (32°F to 86°F)
Operating Humidity (RH)	Up to 100%, condensing
Storage Conditions	-20°C to 30°C (-4°F to 86°F) Up to 95% RH, non-condensing State of Energy (SoE): 25% initial
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Type	NEMA 3R
ngress Rating	IP67 (Battery & Power Electronics) IP56 (Wiring Compartment)
Wet Location Rating	Yes
Noise Level @ 1m	< 40 dBA at 30°C (86°F)

TESLA.COM/ENERG

DaVinci HeatSmart™ Heat Exchanger

Compatibility Notes

This kit with any DaVinci or Maestro fireplace with TouchSmart™ controls. <u>Overview</u>

The heat exchanger is designed to circulate room air through the fireplace to extract heat from the exhaust stream and deliver that heat back into the room. The heat exchanger is installed in line with the venting and air from a blower is routed through the exchanger and back into the room through a register.

Install the heat exchanger when venting the appliance. Make sure all work on ducts is complete and sealed

fireplace and is controlled by the touch - A power line is routed to the fireplace (not supplied - use romex, etc.).

- Bottom edge must be 1-1/2" minimum above finish floor

- Must not be placed on its side

- Must draw air from inside the household/structure (do not pull from
- an exterior location).

ChargePoint Home Flex

Specifications and Ordering Information

Ordering Information

Description		Model Number
Station and Cable Model	16A-50A, NEMA 6-50 plug, 7010.4 mm (23') Charging Cable 16A-50A, NEMA 14-50 plug, 7010.4 mm (23') Charging Cable	CPH50-NEMA6-50-L23 CPH50-NEMA14-50-L23
Replacement Cable	7010.4 mm (23') Charging Cable	CPH50Cable-T1-50A-L23-F

olts	
mps	
ontrol Pad	4 button Topside w/LED
sulation:	Foam (St Nordic Wrap (C
eater	
aht	Footwell LED (St

Light		Footwell LED (S
0	Mood L	ighting Package (C
Pump		(1) 3hp Continue
Bluetootł	n Stereo	Optional

Packing List

- Heat Exchanger Vent section
- Blower Assembly with Strain Relief
- Blower Grill
- Heat Exchanger Lead (2 wire Molex)
- Register Boot 6" Dia. to 6" x 12" (153mm Dia. to 153mm x 305mm)
- Output Register (12" x 6") (305mm x 153mm)
- 33'(10.06M) of 6"(153mm) Diameter Duct (U.L. 181) • 10" starter collar (for use with inline 180 fan <u>only</u>)
- Page 1 of 7 17602218 - 3/18/2022

Travis Industries, Inc.

-chargepoin-

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SHEET TITLE

Electrical-Exterior

plumbina schedule							
Element ID	Manufacturer	Color	Model	Serial No.			
1/2 Bathe Lavatory basin		white					
1/2 Bathe Lavatory basin	mti basics (kohler backup)	white	MBKS254	MBKS254			
1/2 Bathe Lavatory faucet	kohler	Vibrant Titanium	K-14406-4-TT	K-14406-4-TT			
1/2 Bathe Watercloset	kohler	0 white	Reach Curv One-piece compact elongated toilet with skirted trapway, dual-flush K-23188	K-23188			
bathe 2 Lavatory faucet	brizo, litze collection	faucet: brilliance stainless steel (SS)	Widespread Lavatory Faucet with High Spout - Less Handles 1.2 GPM 65332LF-SLLHP-ECO	65332LF-SLLHP-ECO			
bathe 2 bathtub	kohler	0 white	K-1958-GH	K-1958-GH			
bathe 2 lavatory basin	mti basics (kohler backup)	white	MBKS254 semi recessed	MBKS254			
bathe 2 shower kit	brizo, essential collection	matte black (bl)	18" Linear Square Shower Column 80099, 8" Linear Square Single-Function Raincan Shower Head 83341	88341			
bathe 2- w/c	kohler	0 white	Reach Curv One-piece compact elongated toilet with skirted trapway, dual-flush K-23188	K-23188			
bathe 3 Lavatory faucet	brizo, litze collection	faucet: brilliance stainless steel (SS)	Widespread Lavatory Faucet with High Spout - Less Handles 1.2 GPM 65332LF-SLLHP-ECO	65332LF-SLLHP-ECO			
bathe 3 lavatory basin	mti basics (kohler backup)	white	33" × 22" × 9"	MBKS254			
bathe 3 shower kit	brizo, essential collecion	matte black (bl)	18" Linear Square Shower Column 80099, 8" Linear Square Single-Function Raincan Shower Head 83341	88341			
bathe 3 w/c	kohler	0 white	Reach Curv One-piece compact elongated toilet with skirted trapway, dual-flush K-23188	K-23188			
kitchen faucet	brizo, litze collection	faucet: brilliance stainless (ss)	Pull-Down Kitchen Faucet with Angled Spout and Knurled Handle	63063LF			
kitchen lavatory	blanco	Anthracite	Blanco Ikon 33" Farmhouse Single Basin SILGRANIT Kitchen Sink	401895			
primary Bathe	mti (backup is Kohler, K-1958-GH)	acrylic cxl, white	Maddux 161, Acrylic, White	Maddux 1, 65"			
primary Shower Kit	brizo, essential collection	matte black (bl)	18" Linear Square Shower Column 80099, 8" Linear Square Single-Function Raincan Shower Head 83341	88341			
primary bathe Lavatory 1 basin	mti collection (kohler backup)	SculptureStone	MTCS-775	MTCS-775			
primary bathe Lavatory 2 basin	mti collection (kohler backup)	SculptureStone	MTCS-775	MTCS-775			
primary bathe faucet	brizo, litze collection	faucet: brilliance stainless steel (SS)	LITZE Two-Handle Wall Mount Tub Filler - Less Handles	BSP-B-T70430, HW70432			
primary w/c	kohler	0 white	Reach Curv One-piece compact elongated toilet with skirted trapway, dual-flush K-23188	K-23188			
rectangular floor drain garage	zurn	polished bronze/nickel top	12" Heavy-Duty Drain	Z610			
rectangular floor drain mud room	brizo	matte black (bl)	4" Tile-In Square Shower Drain BT062415	BT062415			
rectangular floor drain mud room	brizo	matte black (bl)	4" Tile-In Square Shower Drain BT062415	BT062415			
rectangular floor drain primary bathe	brizo	matte black (bl)	4" Tile-In Square Shower Drain BT062415	BT062415			
stacked w/d	lg	graphite steel	DLE3600_ / DLG3601_ 7.4 cu.ft. Front Load Dryer with Built-In Intelligence	DLE3600_ / DLG3601			

plumbing schedule

	equipment schedule								
Element ID	Manufacturer	Color	Model	Serial No.					
Kitchen DW	aga, 24" built in tall tub dishwasher	matte black or panel ready	AMCTTDW	AMCTTDW					
Kitchen Induction	aga, 48" Mercury Induction Model	matte black	AMC48IN	AMC48IN					
Kitchen Range Hood	aga, 44" aga rangehood	matte black	AMCHD44	AMCHD44					
Kitchen Refrigerator	aga, 36" Mercury counter depth, french door refrigerator	matte black or panel ready	MMCFDR23	MMCFDR23fined					
Mitsubishi 1	Mitsubishi	stainless steel with 3rd party louver	PUZ-HA42NKA1	PUZ-HA42NKA1					
Mitsubishi 2	Mitsubishi	stainless steel with 3rd party louver	PUZ-HA42NKA1	PUZ-HA42NKA1					
Panasonic FV-0511VFC1									
Panasonic FV-0511VFC1		Match ceiling, typ. Custom grill.							
Panasonic FV-0511VFC1		Match ceiling, typ. Custom grill.							
Panasonic FV-0511VFC1		Match ceiling, typ. Custom grill.							
Panasonic FV-0511VFC1		Match ceiling, typ. Custom grill.							
Panasonic FV-0511VFC1		Match ceiling, typ. Custom grill.							
Panasonic FV-0511VFC4									
hot water heat pump	ao smith	stainless/black	HPTU-50N	HPTU-50N					
hot water heat pump	ao smith	stainless/black	HPTU-50N	HPTU-50N					
lower living refrigerator									
lower living refrigerator									
lower living refrigerator									
lower living refrigerator									
lower living refrigerator									
lower living refrigerator									
lower living refrigerator									
lower living refrigerator									
lower living room fireplace		electric or fossil fuel?							
z co detector									
z co detector									
z co detector									
z co detector									
z co detector									
z existing flue									
z existing radon fan									
z new flue									
z old boiler flu									
z old boiler flu									
z smoke and heat detector									
z smoke and heat detector									
z smoke and heat detector									
z smoke and heat detector									
z smoke and heat detector									

equipment schedule

Jeffrey H. Woodruff AIA, NCARB, LEED AP Cloud Hill Design, LLC Snowmass CO 81654 USA

INTEGRATED DESIGN TEAM Civil Grading and Drainage Jay Engstrom, P.E. Crystal River Civil, LLC Landscape Architect Jennifer M. Dolecki-Smith, RLA Escape Garden Design, LLC

Structural Engineer Brian Rossiter, P.E. bwr.pe

Contractor

312 W Hyman Ave 312 W Hyman Ave Lots P+Q, Block 46 Aspen CO 81611 USA/ Pitkin County UGB, City of Aspen

312 W Hyman Ave Aspen CO 81611 USA

Powder Day Skiiing, LLC, David A Tarrab Mees

Account # R000145 Parcel ID # 273512464006

08/22/21 COA- HPO Site Visit

02/26/22 COA- HPC Conceptual I

04/27/22 COA- HPC Conceptual II

07/27/22 COA- HPC Final

10/12/22 COA- City Council Call Up

04/12/23 COA- HPC Substantial

06/28/23 COA- Permit Submittal

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